

JOHN MOORE HERITAGE SERVICES

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT
OF
LAND TO THE SOUTH OF CHIGWELL, ESSEX**

NGR TQ 445 931

On behalf of

DLA (Landscape Architects & Environmental Planners) Ltd.

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SUMMARY

This document represents an investigation of the heritage impact for a proposed development to the south of Chigwell, Essex (NGR TQ 445 931). The investigation was originally commissioned in 2008 and has been subsequently revised in order to take into account changes in planning legislation and archaeological work within the area. The site has received no previous archaeological work so a background history, a search of the Essex Historic Environment Record, a cartographic search and a site visit was carried out to formulate a model for the historical development of Chigwell.

The site lies within the previous historic parish of Chigwell, and the historic hundred of Ongar and the County of Essex. It now lies in the modern parish of Chigwell, Epping Forest District Council and the modern County of Essex.

The search area produced a significant amount of sites from a number of periods, though the finds from the prehistoric period were negligible. The earliest archaeological remain in the search area are Neolithic flint scatters. Iron Age activity is represented by the recovery of a coin of Iron Age date. In the Roman period activity in the search area increases and in the north of the area a significant Roman settlement can be identified.

In the medieval period the main focus of activity coalesced around the current village of Chigwell, but it is possible to recognise outlying manors and farmsteads that date back to this period, along with certain hamlets. A number of distinctive landscapes developed at this time including open field systems around the village, besides meadowland, woodland and areas of assarting.

The main area of settlement at Chigwell continued to develop into the post-medieval period, and at this time we see the development of a hamlet on the Hainault Road. The parish is believed to have been enclosed in this period, which is probably associated with a move from agricultural activity to pastoral activity. Settlement has increased in the surrounding areas from the 18th century onwards.

There is only one archaeological site that has been identified on the site, which is a scatter of Neolithic flints on the southwest side of the site. There is one Listed Building dated to the 17th century located on Hainault Road, on the west side of the proposal site. In addition to the 17th century building, there are three 19th century Listed Buildings located on Hainault Road, on the west side of the proposal site. The Listed Buildings are visible from the proposal site. The Chigwell conservation area is not visible from the site and there are no scheduled ancient monuments in its vicinity or burials known on the site.

1 INTRODUCTION

1.1 Origins of the Report

This archaeological desk-based assessment was originally commissioned in 2008 by DLA Ltd and has been subsequently revised to take into account both changes in national policy as well as any archaeological work having been undertaken in the study area since then.

A desk-based assessment represents the first stage of archaeological investigation work, providing an appraisal of the archaeological potential of a site. This allows for the formulation of a more informed and appropriate field evaluation and mitigation strategy for any proposed development.

1.2 Planning Guidelines and Policies

This report has been prepared in accordance with The National Planning Policy Framework (2012) issued by the Department for Communities and Local Government Plans. Epping Forest District Council is in the process of co-ordinating a new 20 year plan in line with NPPF and subsequently the current policies relevant to archaeology are in the *Epping Forest District Council Combined Local Plan (1998)*, and *Amended Local Plan (2006)*. Since the original report (Williams 2008) was commissioned the *Draft East of England Regional Plan (2006)* has been withdrawn; as a consequence all reference to it has been removed. In format and contents this report conforms to the standards outlined in the Chartered Institute for Archaeologists' guidance paper *Heritage Impact Assessments (CIfA 2014)*.

1.2.1 Government Planning Policy Guidance

The National Planning Policy Framework (NPPF 2012) provides guidance related to archaeology within the planning process. The following Policy points are key to this development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF also makes provisions for protecting the significance of non-designated heritage assets (**135**), the setting of heritage assets (**137**) and stresses the desirability of the proposed development to make a positive contribution to the local character and distinctiveness (**131**).

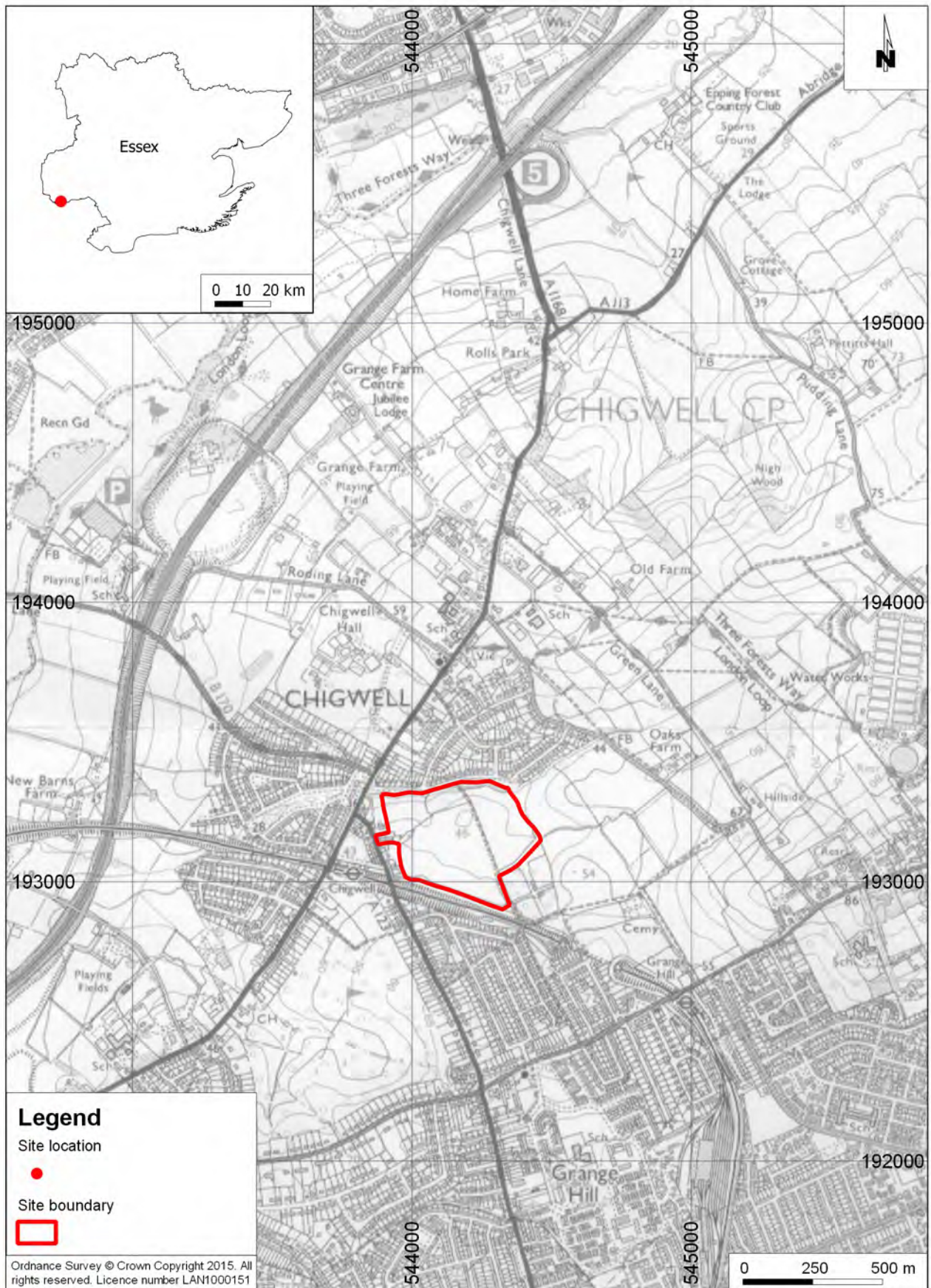


Figure 1: Site location

1.2.2 The Epping Forest Local Plan

The site lies within the Green Belt. Specific policies deal with this designation of the site lies outside the remit of the archaeological assessment. The Epping Forest Local Plan comprises the Combined Local Plan (1998) and Local Plan Alterations (2006). This reiterates a commitment to the principles of NPPF, specifically in the introductory core policy CP2

“The quality of the rural and built environment will be maintained, conserved and improved by:
(i) sustaining and enhancing the rural environment, including conserving countryside character, in particular its landscape, wildlife and heritage qualities, and protecting countryside for its own sake”

in addition to heritage specific policies as stated in Policies HC 1-14 and 16. Policy LL1 regarding rural landscape may be germane

The Council will continue to act to:

- (i) conserve and enhance the character and appearance of the countryside; and
- (ii) encourage the considerate use and enjoyment of the countryside by the public.

Subject to specific circumstances, particular attention will be paid to:

...

- (c) the protection of historic features and their settings;

The only policies immediately relevant to the proposal site are HC1, 6 and 10. These policies deal, respectively, with ‘Scheduled Monuments and Other Archaeological Sites’, ‘Character, Appearance and Setting of Conservation Areas’ and ‘Buildings of Special Architectural or Historic Interest’. There are no historic buildings on the site, although there are a number of historic buildings in the vicinity. To the north of the proposal area is Chigwell village, which is a Conservation Area.

“On sites of known or potential archaeological interest, planning permission will only be granted for development which would not adversely affect nationally important remains, whether scheduled or not, or their settings. The Council will also require:

- (i) the results of an archaeological evaluation to be submitted as part of any application;
- (ii) the preservation in situ, and provision for appropriate management, of those remains and their settings considered to be of particular importance;
- (iii) provision for recording and/or excavation by a competent archaeological organization prior to the commencement of development, where in situ preservation is not justified.”

To this end, the District Council policy justification paragraph 6.7 notes that:

“Essex County Council maintains a “Sites and Monuments Record” (SMR) [now Historic Environment Record (HER)] for the County which identifies several hundred sites of archaeological interest. The majority of these sites are not considered to be of national importance, but they still have a heritage value and should, therefore, receive careful consideration within the planning process. The SMR is not a complete record and is reviewed and updated regularly by the County Council. The County Archaeologist should be consulted about sites of potential interest, whether or not they are included in the SMR. PPG16 specifically advises early consultation on these matters to try to ensure that the needs of development and archaeology are reconciled.”

Moreover, in paragraph 6.9 that

“In implementing Policy HC1 the Council will use the specialist advice of the County Archaeologist and will follow the latest Code of Practice of the British Archaeologists’ and Developers’ Liaison Group. In the case of criterion (i), the Council will consider refusing permission if applications are not supported by adequate documentation. Paragraphs 19 to 22 of PPG16 give advice about evaluation techniques and the appropriate levels of detail.”

Epping District Council policy HC6 regarding Conservation Areas, first introduced in the Civic Amenities Act of 1967, places prime importance on the overall aspect of the area defined.

“Within or adjacent to a conservation area, the Council will not grant planning permission for any development, or give listed building consent or consent for works to trees, which could be detrimental to the character, appearance or setting of the conservation area.”

Such a Conservation Area is not in itself homogenous, but, rather, as paragraph 6.30 of the policy justification notes

“These Areas are naturally likely to be of many different kinds. They may be large or small, from town centres to terraces, squares or smaller groups of buildings. They are often centred on Listed Buildings, but this is not a requirement. Pleasant groups of other buildings, open spaces, trees, an historic street or field pattern, village green or features of historic or archaeological interest may also contribute to the special character of an Area. The key point that must be stressed is that it is the character of areas, rather than individual buildings, which the legislation seeks to preserve or enhance.”

To this end the significance of character and setting is referred to in paragraph 6.37 of the policy justification;

“Close attention to the setting of the site and the massing, detailing and materials of the proposed development is essential. An understanding of the wider impact of the development in townscape terms is also required.”

The policy relevant to Listed Buildings, of which there are a number within the nearby Conservation Area, is HC12, which states

“The Council will not grant planning permission for development which could adversely affect the setting of a listed building.”

This sets the context for the Conservation Area. The policy justification paragraph 6.51 clarifies that

“Buildings of special architectural or historic interest which are included in a list maintained by the Department of Culture, Media and Sport are known as “Listed Buildings”. A decision to list a building is taken solely on the grounds of its architectural or historic interest...Epping Forest District contains over 1,300 Listed Buildings and other structures”

The paragraph 6.58 further considers the steps to be taken generally in respect of development and Listed Buildings where the two are immediately adjacent,

“In considering any application for Listed Building Consent, the District Council is required to have special regard to the desirability of preserving the Building or its setting or any features of special architectural or historic interest which it possesses.”

Paragraph 6.59 extends the concept of setting to views of a Listed Building, and how development relates to other buildings, which themselves may have a particular relationship, such as roofline or sight-line with a given Listed Building

“Development affecting the setting of a Listed Building need not be close to it. Work could be proposed some distance from it, but still be such as to significantly affect the way the Building would be seen, or the way it relates to other buildings and features.”

1.3 Aims and Objectives

The primary aim of this report is to provide a professional appraisal of the archaeological potential of the proposed development site. This follows the Government guidance in NPPF by presenting a synthetic account of the available archaeological and historic data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.

In accordance with NPPF, the report presents a desk-based evaluation of existing information. It additionally follows the Chartered Institute for Archaeologists (CIfA) *Standard* definition of a heritage impact assessment (CIfA 2014). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area (‘the site’), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The CIfA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with NPPF, this desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration. It is intended to contribute to the formulation of an informed and appropriate field evaluation and mitigation strategy.

1.4 Methodology

The format of this report is an adaptation of the standards outlined in the Chartered Institute for Archaeologists’ guidance paper for desk-based assessments (*ibid.*).

In summary, the work has involved:

- identifying the client's objectives
- identifying the cartographic and documentary sources available for consultation
- assembling, consulting and examining those sources
- site walkover

The principal sources consulted in assessing this site were:

- Chigwell Historic Settlement Assessment Report
- The Essex Historic Environment Record
- The Archaeology Officer for the Essex County Historic Environment Management Team
- The Essex County Record Office
- The holdings of the National Monuments Record at the Archaeological Database Service website
- The holdings of the Cambridge University Collection of Air Photographs

The Essex Historic Environment Record holds details of all known archaeological and historic sites in the vicinity of the proposed development. The Essex Record Office retains the title and other historic maps including copies of the Ordnance Survey editions. Research at the National Monuments Record comprised consultation of the aerial photographic collection and listing schedules held by English Heritage. The collection of air photographs held by Cambridge University Collection of Air Photographs was consulted.

A report (O'Connor 2005) summarised the information for Chigwell held by Essex County Council on the Historic Environment Record (HER). This report was prepared by the Heritage Conservation Branch on behalf of Essex County Council "to inform and advise the planning process" (O'Connor, 2005:3).

There has been no systematic archaeological work carried out within the proposed development area. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within a wider Study Area; this Study Area extends 1500m around the site and also includes a few sites to the north which are beyond that radius, but which are of particular local importance.

Information from these reports and from aerial photographs and historical records has been used to assess the potential for archaeological deposits within the proposed development site. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance. Although selected parts of the local landscape have been the subject of systematic archaeological fieldwork, this has not covered the entire area. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon the results of local archaeological fieldwork, a study of the available historic maps and aerial photographs and observations made during the site walkover, which provide evidence for the impact of previous land-use and development on the site.

One of the aims of the report is to identify and recommend appropriate targets for field evaluation. This should allow for the identification and location of potential archaeological deposits on the site and provide the evidence necessary to determine their significance and condition. A staged approach of this type will provide the information necessary for the formulation of an appropriate mitigation strategy, ensuring the adequate recording and/or protection of any archaeology encountered within the proposed development area.

There have been no restrictions on reporting or access to the relevant records.

The advent of the NPPF (2012) has raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape. The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

2 THE SITE

2.1 Location (Figure 1)

The site is located at Chigwell, Essex (TQ 44131 93164). Historically Chigwell was an ancient parish and is recognised as having a church in the 12th century (VCH 1956, 33-35). The parish was located in the Hundred of Ongar and in the historic County of Essex. It was formerly included in the area of Essex Forest. The historic parish has subsequently been divided with additions of Brackhurst Hill and Chigwell Row, and is now in Epping Forest District Council and the modern County of Essex.

The site is bounded on the east by a brook beyond which are agricultural fields; and on the southeast by a private park or garden. On the southwest side the site is bordered by the railway cutting. On the west side the site is bounded by domestic dwellings on the south, the Hainault Road (A123) centrally, and at the north end public buildings that include a hall, club and library. On the north side the site is bounded by the Chigwell Brook beyond which is a housing estate. The three fields cover an area of 9.3ha.

2.2 Topography

Topographically the site is located on a terrace to the south of the Chigwell Brook and one of its tributaries. The site is part of a terrace which is at 34m to 45m above Ordnance Datum.

2.3 Geology

The underlying geology is London Clay Formation which is a sedimentary rock formed of clay, silt and gravel some 34 to 56 million years ago in the Palaeogene Period (mapapps.bgs.ac.uk/geologyofbritain/home.html). This is capped in this area by the superficial deposit Boyn Hill Gravel Member comprised of sand and gravel laid down 2 million years ago in a local environment dominated by rivers.

The lower lying land and river valleys tend to be dotted with second terrace gravel deposits, which have suffered geological degradation as well as more recent human depredations. In these gravels Palaeolithic material has been found, some in sharp

condition (Rackham, 1996:7).

2.4 Soils

The soil on the proposal site reflects the underlying drift geology. The proposal site lies across two differing drift deposits; on the southern side of the proposal area are deposits of Lowestoft Till, which is a heavy slow-draining and clay soil – in the main of the Windsor and Wickham (4) series (Rackham, 1996). The effect of this was limited use for arable prior to modern drainage. These clay soils were observed on the south of the proposal area during the walkover. Grassland and woodland are generally accepted to have dominated before the 19th century (Rackham, 1996:2).

The gravel deposits, which were seen during the walkover on the north of the site, tend to be lighter and more free-draining (Andover 1 type). However, these gravels while being more predominant on the northern side of the proposal area, were observed patchily across the area.

3 PROPOSED SCHEME OF DEVELOPMENT

The proposed development is for a site of about 9.3ha for a mixed use site. Access to the site is from Hainault Road (A123). In the north the proposed outline development contains a mixture of executive homes along with a care home, which are set around a green with a pond. On the south side it is proposed to have a mixture of executive and family homes, and overflow car parking and community hub located around a square.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

4.1 Historical Background

The origin of the name Chigwell is obscure. There are two possible interpretations; the first, may come from *Ciccingawielle*, meaning the spring of Cicca's people with the same personal name which is found in Chignall and Chickney (Reaney 1935). Ekwall (1960) offered an alternative based on *Ceagewellam* (1095, Rwrts 18 [Reg ii. 403]) referring to Chigwell, in which case the first element may be *ceacge* 'gorse', yielding a meaning 'well at/by the gorse'. A spring or well (HER No. 4036; TQ 4556 9252) located along the edge of the southern boundary of the parish is said to be the site of the spring (4058; TQ 4550 9620). However, these interpretations ignore the fact that **well** originated as an Old English reference to a stream and that Chigwell Brook was probably always the *Ciccingawielle*, and that early settlement could be located on this stream. There is also a tradition amongst Brittonic names for old river-names to be a reference to a plant or animal, as in this case, and often those names may appear in a personal format if the stream was represented as a local genius. Thus these ideas may all be part of the same development and both interpretations may have some justification.

The parish of Chigwell historically comprised about 10 manors (Lysons, 1796:111), spread over three distinct parts of the parish (Powell, 1956), Chigwell village, Chigwell Row and Buckhurst Hill. The manors are generally identified as Chigwell Hall (HER 4093: TQ 4280 9430), which is the location of the oldest historical manor, West-Hatch (HER 45842; TQ 4320 9244), Appletons (HER 45843: TQ4480 9380), Grange (HER

45845; TQ4450 9243), Luxborough (HER 45847: TQ4262 9291), Barringtons – also known as Rolls or Little Chigwell (HER 4033: TQ 4480 9490), Buckhurst – also known as Munken-Hill or Monkams (HER 45844: TQ4051), King's Place – also known as Langfords or Potells (HER 45848: TQ4638 9483), Stocktons also known as Serjeants (HER 45848: TQ4638 9483), and Woolston (HER 33908: TQ 4498 9573). The manors of particular interest to the current desk-based assessment are those of Grange, West Hatch, Luxborough (located south and west of the site), Chigwell Hall and Appletons. The three manors of Grange, Chigwell Hall and Appletons are within 600m of the site boundary to the south, north and east. To the southeast of the proposal site was Chigwell Row, also within c. 600m of the study area.

Chigwell Hall was the chief manor at Chigwell (Fig. 3). It originally also comprised Grange, West Hatch and Luxborough manors. The medieval manor house (**JMHS 18**, HER 4093: TQ 4280 9430) and (**JMHS 19**, HER 4032: TQ 4280 9430) was located by the River Roding with the post-medieval manor house (**JMHS 17**, HER 19794: TQ 4386 9407, Fig. 4) located c. 300m to the east by the church of St. Mary (**JMHS 20**, HER 33951: TQ4410 9378, Fig. 4), in the village. The site of the medieval moat was backfilled in 1937 by the RAF, prior to the construction of a balloon station located between the M11 and Chigwell village – the sub-rectangular terraced area lying under the line of the M11. It is located west of the proposal area.

In the time of King Edward, 1066, the manor was held by Earl Harold (Rumble 1983, 49.3, 5). The manor accounted for 7 hides. Following the Conquest the manor was granted by William I to Ralph de Limésy (Rumble 1983, 49.3). The accounts of the estate indicate that there were 19 villagers, 2 smallholders, and that formerly there were 16 men with ploughs, which had been reduced to 11 men. There was woodland for 800 pigs, meadow and 1 mill. There was a further 6 free men on 2 hides and 15 acres. Robert Gernon, by the King's gift, had 3 ploughs but now 2, along with 40 pigs, meadow and formerly 1 mill but now none. A further group of holdings was associated with a free man of Peter the Sheriff, which included 30 acres, formerly 1 plough and now ½ plough, woodland for 30 pigs and meadow. A further holding indicated that Ralph held 6 acres of the King's Jurisdiction (Rumble 1983, 49.5). In 1066 the holding had 6 cattle, 17 sheep and 11 pigs, but now contained 10 cattle, 60 sheep and 20 pigs.

The seat of the de Limesis was in Solihull and he granted the tenancy of the manor to Richard de Lucy, Justiciar of Henry II for 1 knight's fee; this he subsequently enfeoffed to Ralph Brito (VCH 1956, 24). In 1169, William de Goldingham, who had been enfeoffed of the manor and become Ralph's overlord, then enfeoffed Ralph's son, Robert, for 1 knight's fee. Under Richard I Robert was imprisoned and had his manor seized; he had in the meantime, however, leased it to a Londoner Andrew Blund, who in turn sued Robert's son, William Brito. The case rumbled on for twenty years. By 1254, William's daughter was patron of the rectory, and probably held the manor.

The manor passed to the de Goldingham family sometime soon after this as by 1258 they conveyed that portion of the manor, known as the Grange to Tilty Abbey (VCH 1956, 24). The manor stayed in the de Goldingham family till the first quarter of the 14th century, by which time 50 acres adjoining the manor and some of the garden had been inparked by Sir Alexander after 1381. The manor passed into the Mannock family through Sir Alexander's grand-daughter and was held by them until 1535, when it was sold to Henry VIII. In 1550 Edward VI sold the manor to Sir Thomas Wroth. The

Wroths held the manor until 1642 when John Wroth died; his sons divided the estate into Chigwell and Loughton or Luxborough. It is at this point the old site of Chigwell manor was abandoned and the house built anew c. 300m to the east (19794; TQ 4386 9407), just to the west of the church. The manor was again sold in 1669, to Sir William Hicks, Bt. whose family held it until 1800, when it was sold, with West Hatch, to James Hatch of Bromley for £30,000.

An estate map drawn up in 1775 depicts the full extent of the manor across the south-eastern and south-western parts of the parish. The manor passed to James Hatch's grandson James Mills in 1838 following the death of Caroline Hatch, Hatch's daughter and Mills' aunt; following James Mills' death in 1884 William Rous, James' cousin and another of James Hatch's grandsons inherited the manor. Following his death it was held in trust. In 1839 James Mills' estate comprised the manors of Buckhurst and Luxborough as well as that of Chigwell-and-West-Hatch – about 900 acres.

The manor of Grange (Fig. 3, JMHS 31, HER 45845: TQ 4450 9243), originally part of Chigwell Hall, was gifted to Tilty Abbey in Thaxted, Essex in 1258 by William and Aline de Goldingham (VCH 1956, 29). It was located south of the proposal area. It was held by the abbey until the Dissolution when it was leased out by the crown. In 1538 it was bought by Thomas Addington and passed to his son in 1543. In 1555, when the manor was granted to Anthony Browne, the estate comprised 4 messuage, 60 acres of land, 200 acres of meadow, 40 acres of pasture and 10 acres of woodland; the majority of this was used to endow Brentwood grammar school, and confirmed by will in 1565. The school owned the estate until 1900. Grange farmhouse was located c. 300m east of the junction of Hainault Road and Manor Road, that is south of the proposal site. Grange Hill was *la Graunge* (1274AD) which was named for a grange or farmhouse of Tilty Abbey.

The manor Appletons now Old Farm (Fig. 3, JMHS 21, HER 45843: TQ 4480 9380) was probably named after the family of Apilton. Thomas Apilton was known to be resident in the parish during the 14th century, and “was party to a fine of 1402 relating to 180 acres of land and 20 acres of meadow in Chigwell” (VCH 1956, 25) and so it is likely that the manor dates from around this time. It passed out of the Apilton family in the 15th century when Philip Malpas held it. It was probably a relatively small manor, located in Green Lane. Nothing is recorded or known about the medieval house of the manor, although the current building only dates from the latter part of the 19th century. The manor was located north of the proposal area east of Green Lane.

West Hatch (Fig. 3, JMHS 30, 45842: TQ 4320 9244) is recorded from the latter half of the 14th century, when in 1359 a line of possession traces from William de Melcesborn who gave the freehold of West Hatch to Nicholas Ploket. When the latter died thirty years later the land passed to Sir Alexander de Goldingham and the two estates were subsequently frequently described as the manor of Chigwell-and-West-Hatch. The manor may well have included land at Buckhurst, as the deeds in 1389 describe the tenements and land as being called ‘le Westhach and Bookhurst’ (VCH 1956, 25). In 1410 Sir Walter Goldyngham settled the estate on Robert Writtle, who died holding it (Lysons 1796, 113). In 1534 George Mannock held it and Chigwell Hall; he sold them both to Sir Thomas Audley. In 1673 it was held by Sir William Nutt; a century later, it was held by James Crokatt, who was also associated Luxborough. The house was rebuilt

in the latter part of the 18th century (Lysons 1796, 113). The manor was located c. 900m west of the proposal area.

The manor of Luxborough (Fig. 3, **JMHS 29**, HER 45847: TQ 4262 9291) is held to date from the 14th century sharing its name with William de Lughteburgh, who is named in 1316 in the quitclaim of a messuage and 132 acres; eight years later, William is named in a Forest Roll. In lay subsidies of the late 14th century Robert de Loughtebourgh and his wife were assessed. There is a historical gap until the middle of the 16th century when Francis Saunders and Margaret Valentyne sold 'Loughbroughes' manor to John Stoner, who when he died left the estate to his wife; in 1580 John Stoner's wife Anne conveyed her interest to her daughter Susan Wroth, wife of Sir Robert at Chigwell Hall. The estate was part of the manor of Chigwell Hall until 1642 when John Wroth left it to his nephew also John Wroth.

The house was held by the Wroths until 1716 when it was sold to Robert Knight, cashier of the South Seas Company, passing into the hands of Sir Joseph Eyles, Kt. when the bubble that was the South Seas Company burst and Knight's property went into trust. Nonetheless, by 1744 Knight was about to purchase the manor a second time, when he died, leaving it to his son also Robert, later Lord Luxborough. Chapman and André's map of 1777 depicts the house on the banks of the River Roding with landscaped gardens. Although the medieval house is likely to have been in the same location as the post-medieval house, nothing remains or is known of it. Buckhurst manor was also sold to Robert Knight becoming part of Chigwell Hall estate in 1799; it was purchased by James Hatch, who demolished the house at Luxborough. The site was located c. 1.5km west of the proposal site, adjacent to the M11.

The other manors are more distant to the proposal site, and probably not related to the land holdings. Woolston Hall (Fig. 3, **JMHS 15**, HER 4027: TQ 4500 9570) can also be traced back to before 1086 when it is referred to as *Ulfelmestunā*, and held by Earl Harold (Rumble 1983, 1.20). This manor contained 3 hides and 40 acres and a further 20 acres. This is possibly the site, or adjacent to the site of the mill recorded in Domesday (Fig. 3, **JMHS 16**, HER 4013; TQ 4515 9600). The manor was granted to the Sanford family in the 12th century (VCH 1956). The Barringtons manor (Fig. 3, **JMHS 22**, HER 4033: TQ 4480 9490) may equate to the estate of 2 hides and 15 acres, held by Robert Gernon in 1086AD, mentioned in the Domesday Book (VCH 1956). The estate was granted by Alberic de Vere to Humphrey de Barenton and held in 1274 by Nicholas de Barenton.

The following manors lay within the parish, but are not illustrated as they lie outside the Study Area. The Manor of Buckhurst or Monken-Hill or Monkshams (HER 45844: TQ 4051 9237) probably formed part of Barringtons manor and was once part of the lands held of Robert Gernon that descended to the de Montfichet family (VCH 1956). In 1135 William de Montfichet granted his wood of Buckhurst to Stratford Abbey. The small Manor of Stocktons or Serjeants (HER 45848: TQ 4638 9483) is known to have existed before 1462 when a John Stokton was knighted, he later became the Lord Mayor of London. He held the manor until 1483 (VCH 1956). The Manor of King's Place or Langfords or Potells (HER 45846: TQ 4163 9394) was a seat of the Potel family who are known in the parish from around 1285 and the manor seems to have formed from a separate estate of the larger manor of Chigwell (VCH 1956). In 1360 Edward III purchased a messuage and 92 acres of land from Matthew de Torkeseye, who seems to

have held the estate as a tenant of Chigwell Hall. The lord of Chigwell Hall released rights to the land in 1372.

The church of Saint Mary was established by the 12th century (VCH 1956, 32-35), when the advowson was known to have been attached to the Manor of Chigwell or Chigwell Hall. In 1362 Sir John de Goldingham conveyed the advowson of the church and rectory to Corpus Christi College in Cambridge. In 1439 the advowson of the rectory was presented to the priory of Saint Botolph in Colchester. In 1465 the rectory was given to Kemp's Chantry in Saint Paul's Cathedral, London.

A number of houses and farms can be traced back to the medieval period (Reaney 1935), Pettit's Hall is *Patyshale* 1462, Bowls (local) is probably Bolds (1492), Brookhouse Farm is Brokehouse Mede (1527), Chigwell Row is Chigwell Rowe (1518), Sheepcotes is Shipcotfeld (1517), and Wilkins Farm is Wylkynes (1479).

Some houses can be traced back to the post-medieval period but may be of an earlier date such as Rose Bridge which is Rosebrig(g)e Croft, Roose bridge (1550), Marchings (HER 1927; TQ 4630 9550) is Marching (1777) and Broom Hill is Broomhill (1621).

The date of a number of farms and houses can be inferred from the first recorded mention of their medieval tenants, these include; Bennetts Cottages (Thomas Benet 1381), Billingsbourne (Richard Billyngburgh 1442), Brownings (Fig. 3, **24**, HER 33917; TQ 4630 9431) (John Brownynge 1465), Fullings Farm alias Fulhams Farm (Richard de Fulham 1327), Horne Farm (Thomas Horne 1540), Millers Farm (Fig. 4, **90**, HER 33923 TQ 4574 9332) (Matilda Mellere 1381), Roes Well (William Roe 1594), Shepherds Farm (Sarrah Shyperde 1381), Taylors Farm (Fig. 4, **89**, HER 33939, TQ 4434 9448) (Robert le Taillour 1327), Turnours Hall (Fig. 4, **43**, HER 33918; TQ 4598 9572) (John Turnor 1417). Hill House was probably the home of John *atte Hyll* (1433).

Many of the main roads figure in records from the medieval period. Pudding Lane was called *Patsalls Lane* and Patersall Lane in 1447, Vicarage Lane is Wycaryes Lane (1492) and Hainault Road (formerly Fortey or Horn Lane) was probably named after Robert ate Forteye who lived in Chigwell in 1293. Gravel Lane was Gravelly Lane, (1650) and probably existed much earlier.

4.2 Archaeological Evidence

Palaeolithic and Mesolithic (10,000 to 4,000 BC)

There is evidence for prehistoric settlement in the Chigwell area; although no direct evidence for Palaeolithic activity in Chigwell itself has been found. There are sites dating to the Lower Palaeolithic that have been identified elsewhere along the River Roding gravels south of Chigwell. Likewise there is no evidence as yet of Mesolithic activity in the Chigwell search area, though they have been found just beyond. Flint tools and blades have been discovered at Lords Bushes (HER 4073, TQ41 93; HER 18366, TQ 4111 9421), close to Roding (HER 4045, TQ 4560 9630; HER 4059 TQ 4560 9630).

The Neolithic to Bronze Age (4000 to 2000 BC)

Evidence for Neolithic activity (Fig. 2) has been found close to the river where implements and traces of domestic waste (**JMHS 6**, HER 4081: TQ 4280 9450) were found preserved within a peat layer associated with the river gravels. Other Neolithic

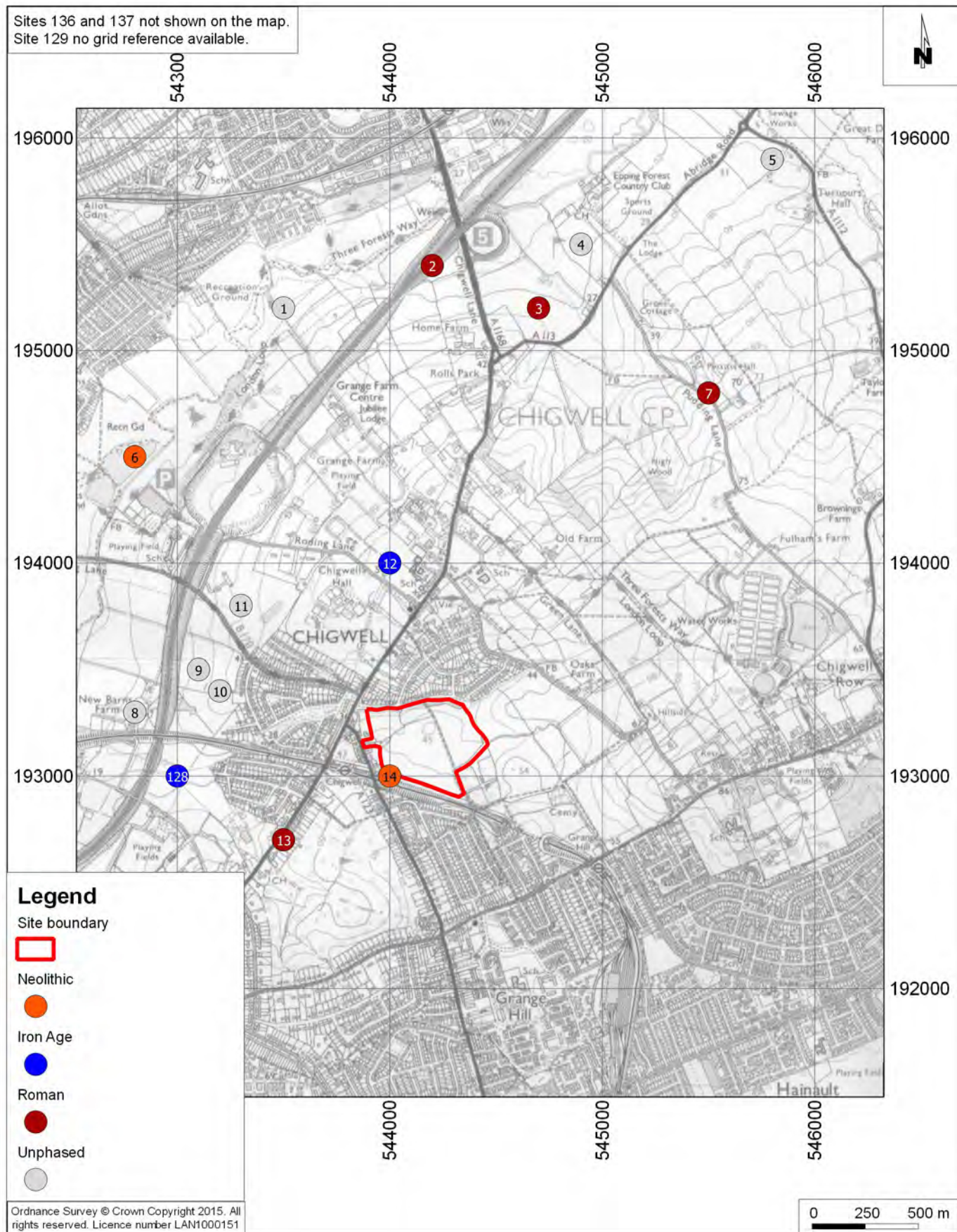


Figure 2: Prehistoric, Roman and unphased prehistoric sites

findspots include flint implements from within the parish (**JMHS 14**, HER 4096: TQ 44 93; **JMHS 136**, HER 4073: TQ41 93 and **JMHS 137**, HER 18366 TQ 4111 9421).

The Bronze Age (2000 to 700 BC)

There is no evidence of Bronze Age activity from the search area.

The Iron Age (600 BC to AD 43)

Iron Age occupation (Fig. 2) is known from beyond the search area at Ambresbury and Loughton Camp. From within the search area only a single Iron Age Armoric silver coin (Allen 1959, 272) has been found (**JMHS 12**, HER 4091; TQ 44 94). An additional Iron Age gold coin was recorded with the Portable Antiquities Scheme (**JMHS 128**, HER 5182: TQ 43 93).

Undated Prehistoric Sites

Cropmarks believed to be prehistoric (Fig. 2) have been noted along the gravel terrace close to the river (**JMHS 8**, HER 4069, TQ 4280 9330; **JMHS 11**, HER 4071, TQ 4330 9380; **JMHS 9**, HER 4078, TQ 4310 9350; **JMHS 1**, HER 4063 TQ4350 9520; **JMHS 10**, HER 4077 TQ43209340; **JMHS 4**, HER 18036 TQ44909550; **JMHS 5**, HER 4064 TQ45809590) some of which may represent enclosures indicating possible occupation, or field boundaries and drainage ditches; some may be later.

The Roman Period (AD 43 to 410)

Roman sites are more plentiful in the search area (Fig. 2). The London to Abridge road through Chigwell follows the line of a Roman road. Two sites are believed to be related to this road; a ditched trackway was recorded north of the junction of Abridge Road and Chigwell Lane (**JMHS 3** HER 4079: TQ4470 9520), and to the west of this under the line of the M11 a second trackway was also observed (**JMHS 2**, HER 18375: TQ4420 9540). Near Chigwell the line of the road crosses the River Roding. Some distance north of the proposal area, segments of this road (**JMHS 7**, HER 4037: TQ 4550 9480; **JMHS 13**, HER 4035: TQ 4350 9270) have been discovered.

Indications of a more intensive Roman settlement along the line of this road were detected in 1765 (HER 4057: TQ 4550 9620). More recent excavations by the West Essex Archaeological Group in Gravel Lane has revealed Roman and later activity (HER 4059; TQ 4560 9630) in the form of settlement and burials. The suggestion is that the remains are those from a *mansio* and its service buildings. There is an outlying villa to the west at Hill Farm (O'Connor 2005). Chigwell's Little London site may be that of *Durolitum* – a military post (*Duro-*) on a ford (*-litum*) – a settlement named on Antonine Itinerary Route IX, as being 16 (Roman) miles from Chelmsford and 15 miles from London. In addition to this a silver Roman coin was recorded through the Portable Antiquities Scheme (**JMHS 129**, HER 55241).

Early, High and Late Medieval (937 to 1603; Figure 3)

There is little evidence for early medieval occupation in the search area (Fig. 3). A single findspot of a 10th century belt fitting (HER 4058; TQ 4550 9620) was found during the excavation, at Little London close to Woolston Hall, a Domesday Book manor. Claims that a well or spring located on the southern boundary of the parish (**JMHS 32**, HER 4036, TQ 4556 9252) was the site of early medieval Chigwell has been suggested from place-name evidence. This interpretation may be erroneous as an Old English wellan could refer simply to a brook or stream. In the later part of the early medieval period the

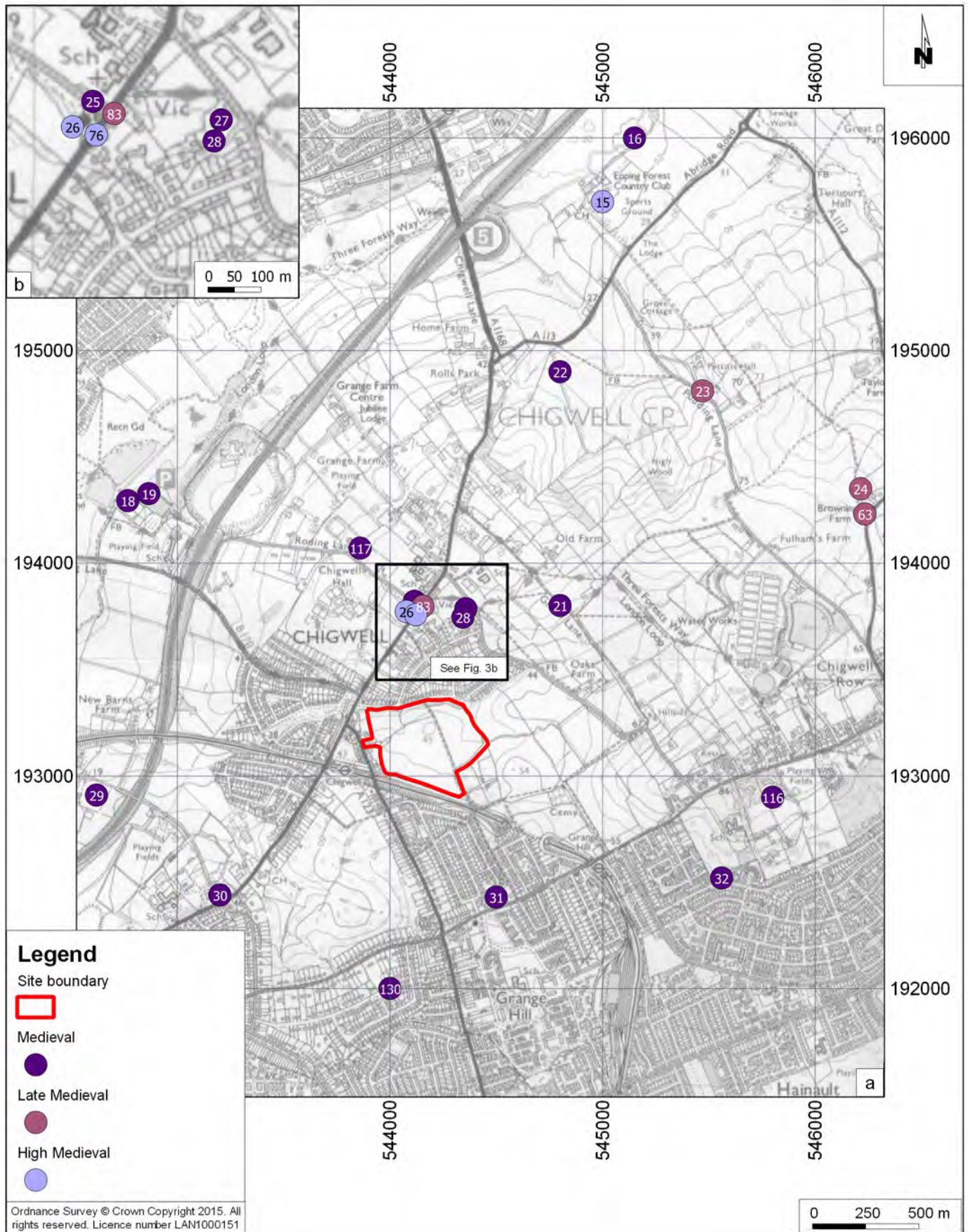


Figure 3: Medieval sites

land was divided into two principal *vills* of Chigwell and Woolston, both of which were held by Harold from King Edward.

Although Chigwell was largely a dispersed settlement with most of the houses scattered throughout the parish there was a defined small village (**JMHS 25**, HER 45841: TQ 4413 9380), probably developing in the later part of the early medieval period, and two other smaller concentrations of habitation. The main settlement of Chigwell parish was a small village located off the main road towards the north of the parish.

The medieval manor Chigwell, later Chigwell Hall or Chigwell and West Hatch was in existence from 1066 (as discussed under the historical analysis). The original location of the medieval manor house is unknown; however there is a moated feature (**JMHS 18**, HER 4032: TQ 4280 9430; **JMHS 19**, HER 4093: TQ 4280 9430) situated in fields named Great Hall and Little Hall on the tithe maps. No remains of a building have been found. Alternatively the post medieval house may have replaced the medieval manor house, the earliest remains of which date from the 17th century (**JMHS 20**, HER 19794: TQ 4389 9407, Fig. 4) and are located in the centre of the parish between the river and main road, close to the village.

Domesday Book indicated that there were two early medieval mill locations in Chigwell but only one of two mills survived in 1086 (HER **16**, HER 4013: TQ 4515 9600). The possible site of the 11th century water mill is in the north of the parish along the Roding, close to Woolston Hall. Timbers have been found exposed in the riverbank and several pieces of millstone were also found. It is not known when it went out of use.

The present parish church of Saint Mary the Virgin (**JMHS 26**, HER 33951: TQ 4410 9378) was in existence since the 12th century and is a grade II* listed building. It consists of a nave, chancel, south aisle and chapel in a Norman style. Of the original church only the south wall remains, the walls are of flint rubble covered with cement and dressing of limestone. The church was extended in the 15th century and the north aisle and timber bell turret with a copper tower were added.

A vicarage and rectory (**JMHS 28**, HER 45861: TQ 4434 9376) are known to have existed since at least 1250AD located within the main village area. The remains of a possible moat (**JMHS 27**, HER 4039: 4440 9374) may have been associated with the medieval vicarage. In 1374 the Bishop of London formerly ordained the vicarage.

The Manor of Grange (**JMHS 31**, HER 45845: TQ 4450 9243) contained 3 messuages and 234 acres and was granted to the Abbot of Tilty Abbey in 1258AD. The manor subsequently became a grange and remained in their possession until the Dissolution. The manor is situated on the edge of Hainault Forest in the southeast of the parish. A medieval house has been incorporated into the framework of the later house. A king post of 15th century date survives in the roof of the present house.

In 1391 there were seventy-two houses mainly scattered throughout the parish. In Chigwell village, a few houses are known to have existed in the early medieval period and by the 15th century there were probably more than a dozen. Few of these houses remain; two of those that do survive date to the late medieval period; they are Brownings Farmhouse a grade II listed building (**JMHS 24, 63**, HER 33917: TQ 4630 9431) a late medieval timber framed house that was extended in 1800 and located off Gravel Lane.

The other is Patsalls (**JMHS 23**, HER 33966: TQ 4547 9481) a late medieval hall house with later alterations, situated on Pudding Lane, close to the site of Barringtons Manor house.

A silver Medieval coin, dated from 1427-1430 AD was reported to the Portable Antiquities Scheme (**JMHS 130**, HER5292; TQ 44 92).

Historically it is known that Chigwell was a parish that previously contained large areas of woodland and woodland pasture (O'Connor 2005). The parish was located in the Royal Forest of Essex and later the northern part of the Royal Forest of Hainault from the early 1300s. Areas of assarting are recognised in the 13th and 14th centuries. The meadow areas are largely found in the north of the parish along the boundary formed by the brook and along the western boundary following the River Roding. There were numerous patches of meadow land dotted around the parish. The meadows and pastures were clearly important resources in the medieval period. The pattern in farming shifted its emphasis towards the pasturing of stock at the expense of arable farming. This pattern seems to have continued through the medieval period and at Woolston, between the 14th to mid-16th century, pasture land was recorded as being more profitable than arable.

The open-field system of the medieval period is believed to have been located adjacent to the River Roding and in the south and west of the parish (O'Conner 2005). To the east of the main road there is evidence of strip farming with some of the more regular square and rectangular fields having 'Z' kinks, indicative of former strip divisions in former common fields or former woodland edges. The small clusters of smaller irregular fields may reflect piecemeal encroachment of the forest.

Post-Medieval Period (1542 to 1704) (Figure 4)

The medieval settlement of Chigwell continued to develop into the post-medieval period (**JMHS 138**, EHER 45841: TQ 4413 9380). The settlement of Chigwell was always focused on the High Road, where the Church of St Mary was located at the junction of the High Road with Roding Lane, opposite the King's Head Inn. However, there were two other important foci; visible on the west side of the site comprising Savill's Cottages on the line of the current Hainault Road, with some further extended ribbon settlement to the southwest along High Road. To the southeast of the site, Chigwell Row was also developing and expanding as a ribbon settlement, along Manor Road.

There are some forty-three Listed Buildings in the vicinity of the study area; those containing medieval features are noted above. Thirty-eight are Grade II, and a further five Grade II*. A number of these structures are considered to have a post-medieval origin, which can be placed roughly in the mid to late 16th century and the 17th century. Buildings of this period in close proximity to the proposal site are Elces (**JMHS 69**, HER 33924: TQ 4391 9309), a 17th century timber framed lobby entrance house. There is a further 17th century structure called Oak Cottage (**JMHS 105**, HER 33954: TQ 4365 9300).

Saville Cottage (**JMHS 82**, HER 38212: TQ 4421 9391) is a listed building of the late 17th to early 18th century located in the village.

There are a further group of listed buildings from this period, many of them farms or country houses with attached wall and outbuildings. These structures include Chigwell

Moat (**JMHS 48**, HER 4094: TQ 4280 9430), and a converted barn of a 16th century date now called The Studio (**JMHS 44**, HER 33919: TQ 4594 9576). Woolston Hall is a building of a late 16th century date (**JMHS 37**, HER 33908: TQ 4498 9573), the forecourt and walls of the hall are considered to have a 17th to early 18th century date (**JMHS 36**, HER 33909: TQ 4493 9569), while the building was altered in the 18th century and again in the 19th century and is now known as Epping Forest Country Club (**JMHS 38**, HER 13942: TQ 4500 9575). Other 17th century structures include the Tumours Hall (**JMHS 43**, HER 33918: TQ 4598 9572), The Chase (**JMHS 91**, HER 33914: TQ 4595 9336) and the walls at Rolls Park (**JMHS 60**, HER 33910: TQ 4454 9497). Chigwell Hall is associated with the medieval manor, but the current building is of a mid-17th century date (**JMHS 54**, HER 19794: TQ 4386 9407). The Millers Farmhouse is a structure of the late 17th century (**JMHS 90**, HER 33923: TQ 4574 9332).

Additional evidence of the growth of Chigwell during the post-medieval period is the number of post-medieval finds which have been found and recorded using the Portable Antiquities Scheme. These finds include a gold button (**JMHS 131**, HER54884: TQ 45 93), silver coin dated 1650-1659 (**JMHS 132**, HER54883: TQ 45 94), a silver thimble (**JMHS 133**, HER54882: TQ 44 92) and a gold finger ring (**JMHS 134**, HER53908).

Imperial

The historic buildings in the village of Chigwell line the High Road (Fig. 4, **72-89**). A number of these structures are of an 18th century date, some of which show continuations of traditional timber building techniques, while others are of brick in a neo-Classical style. These include 1 and 2 King's Head Cottages (**JMHS 80**, HER 3390: TQ 4413 9376), Grange Court (**JMHS 81**, HER 33931: TQ 4412 9367), The Haylands (**JMHS 84**, HER 33944: TQ 4423 9395), Chigwell Village Stores and the accompanying Gorgyns and Hilltop (**JMHS 85**, HER 33945: TQ 4422 9393), Haydens Restaurant plus 1 and 2 Haydens Cottages (**JMHS 86**, HER 33946: TQ 4421 9391), Radley Cottage (**JMHS 87**, HER 33947: TQ 4420 9389), Linden Cottage and Dawking (**JMHS 88**, HER 33948: TQ 4419 9388), and Tailors (**JMHS 89**, HER 33939: TQ 44340 9448).

Similarly, Chigwell Row also became a focus in the parish with initial structures noted in the 18th century. The buildings or structures of this date in this location include Clare Hall (**JMHS 92**, HER 33911: TQ 4596 9317), Forest House (**JMHS 108**, HER 33969: TQ 4355 9295), and a pump (**JMHS 93**, HER 33912: TQ 4596 9318).

Structures of this date more widely distributed included Chigwell Manor House Convent (**JMHS 99**, HER 33938: TQ 4300 9211) and the forecourt and gateways of Chigwell Manor House (**JMHS 98**, HER 33937: TQ 4297 9213). Other sites include Broomhill House and Broomhill Cottage (**JMHS 103**, HER 33957: TQ 4348 9273), Ten Mile Cottage (**JMHS 106**, HER 33955: TQ 4360 9293) and the late 18th century Chigwell Lodge (**JMHS 107**, HER 33935: TQ 4366 9290). Christies attached cottages (**JMHS 55**, HER 33941: TQ 4425 9408), Proctors and Dickens (**JMHS 56**, HER 33942: TQ 4425 9404), the forecourt and gateway at Tailors (**JMHS 58**, HER 33940: TQ 4435 9445), the stable at Rolls Park (**JMHS 59**, HER 33927: TQ 4450 9489), and Newbarns a late 18th century brick house (**JMHS 65**, HER 33964, TQ 4281 9331).

A place-name Brick Kiln Field is indicative of a site at which bricks were manufactured either in the 18th century or before (**JMHS 97**, HER 4055, TQ 4290 9300; **JMHS 127**, HER 4039: TQ 4290 9300).

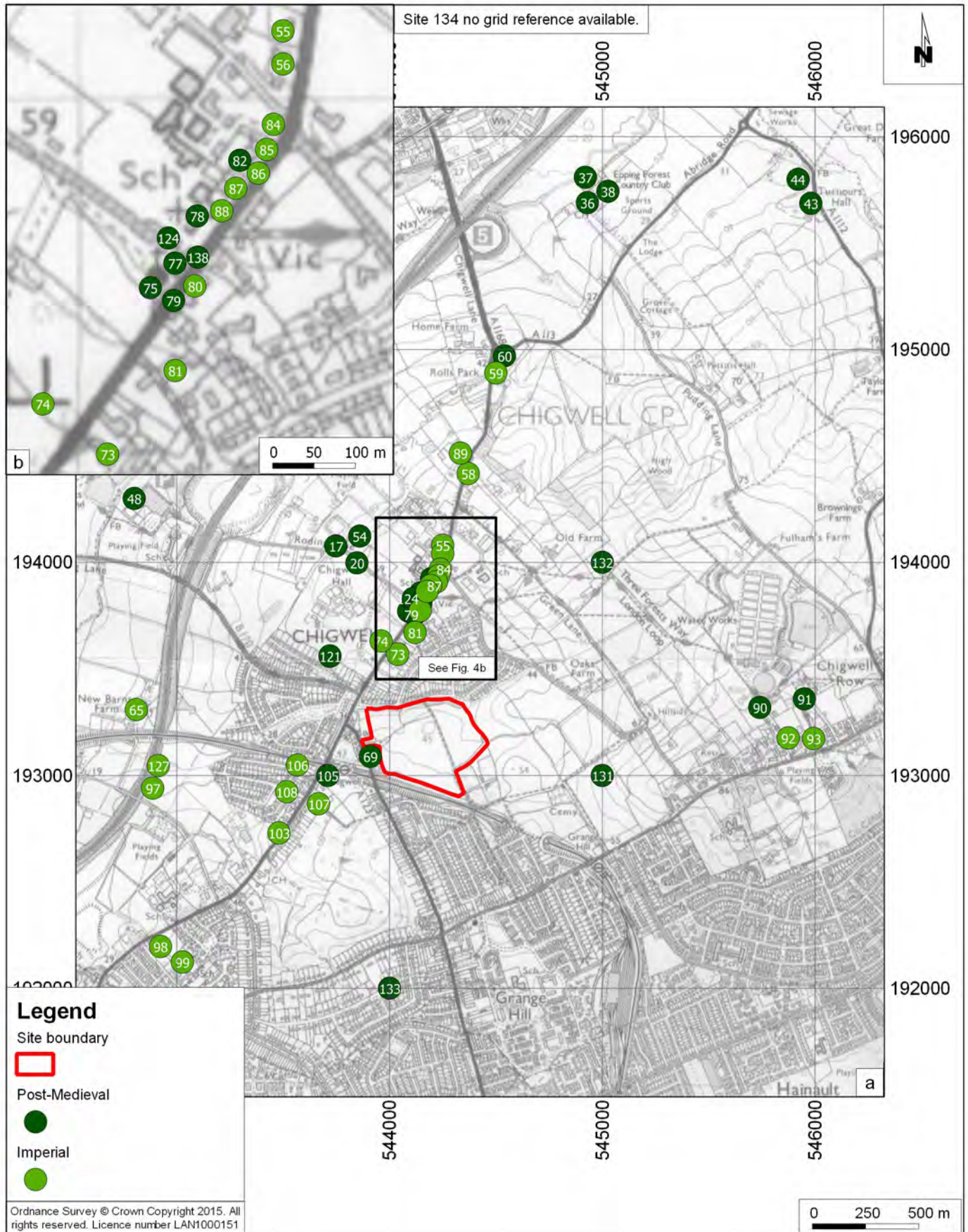


Figure 4: Post-Medieval and Imperial sites

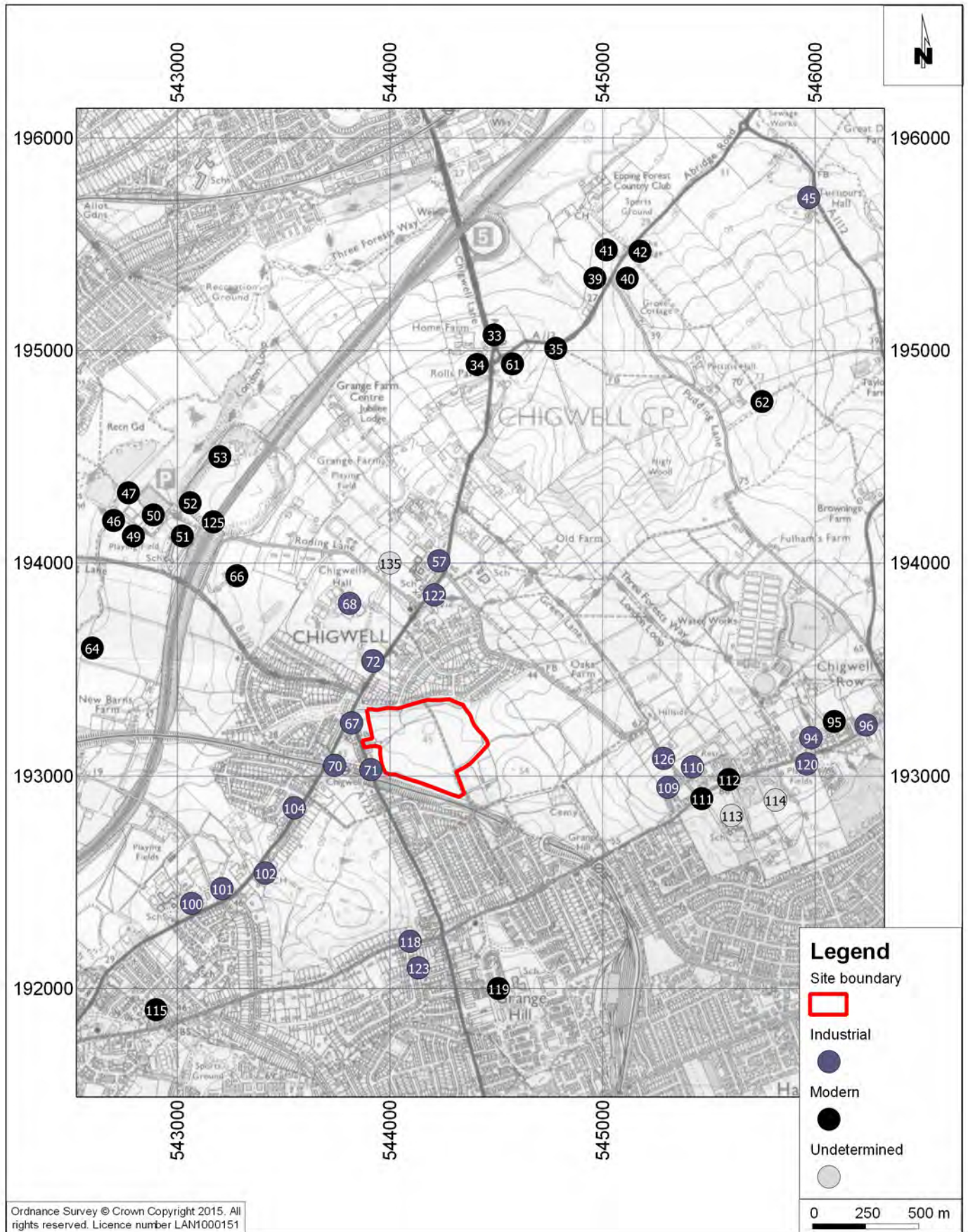


Figure 5: Industrial, Modern and Undetermined

Two windmills (**JMHS 113** HER 4038: TQ 4560 9290; **JMHS 114**, HER 4088: TQ 4580 9290) are recognised in the search area. Both sites are undated. It is possible that such structures could date back to the medieval period; however, the majority are probably of a post-medieval date.

Industrial (Figure 5)

A number of Industrial period sites have been identified in the search area. Adjacent to the site there are two sets of brick cottages 44, 46 and 48 Hainault Road (**JMHS 70**, HER 33925: TQ 4374 9305) and 50, 52 and 54 Hainault Road (**JMHS 71**, HER 33926: TQ 4391 9303). Both of these structures are considered to have a mid to late 19th century date.

To the southwest of the site along High Road to Woodford Bridge ribbon development occurred over the course of the 19th century. This included the construction of King William IV public house in early 19th century (**JMHS 67**, HER 33934: TQ 4382 93250); also of this date Great West Hatch (**JMHS 100**, HER 33959: TQ 4314 9244), Little West Hatch (**JMHS 101**, HER 33958: TQ 4321 9247), Chigwell Golf Clubhouse (**JMHS 104**, HER 33956: TQ 4355 9285).

There are a further group of early 19th century buildings, which are further away from the proposal site including 1 and 2 Chapel Lane (**JMHS 94**, HER 33913: TQ 4598 9318), 1 to 4 Sockets Cottage (**JMHS 96**, HER 33961: TQ 4624 9324), and The Mews and The Cottage (**JMHS 109**, HER 33968: TQ 4536 9298; **JMHS 126**, HER 33967: TQ 4536 9299). Those structures in the search area of the 19th or late 19th century include Belmont Lodge (**JMHS 72**, HER 33953: TQ 4392 9354), Hainault House (**JMHS 57**, HER 33943: TQ 4423 9401), The Dairy (**JMHS 110**, HER 33970: TQ 4537 9297), Chigwell Hall (**JMHS 68**, HER 33967: TQ 4381 9381), the Coach House at Turnours Hall (**JMHS 45**, HER 15952: TQ 4597 9572) and the Bald Hind public house constructed 1896-1919 (**JMHS 118**, HER 48062: TQ 4410 9220).

Modern (Figure 5)

This growth of Chigwell was to encourage the siting of railway stations at Grange Hill and at Chigwell, itself, in 1903. The stations were opened by the Great Eastern Railway on 1 May 1903 on the Fairlop Loop line between Woodford and Ilford.

As a consequence of the 1921 Railways Act, the GER was merged with other railway companies in 1923 to become part of the London & North Eastern Railway (LNER). In 1935 the Fairlop Loop was taken over by London Underground as part of the 'New Works Programme'.

The site itself was more than likely open field up until its enclosure in the late medieval or early post-medieval period; Teresa O'Connor (Fig. 5; 2005) identifies the fields at the north of the central part of the proposal area as open field. The map evidence for this conclusion will be addressed below. Housing however was continuously being erected in the period from the late Victorian through to the post-war late 1940s. The idea of the 'green belt' was proposed in the mid 1930s, but it was not until the Town and Country Planning Act 1947 that it received legal weight. During the 1950s the Conservative Minister for Housing, Duncan Sandys encouraged strict application of the 'green belt' policy. The air photographic evidence shows construction to the north of the proposal

site in the late 1940s, and those houses visible today north of the proposal site on the east side were largely built then. By the 1950s construction had stopped.

Modern (1900-present day) and Undetermined (Figure 5)

A number of 20th century sites are recorded on the HER. The earliest is the church of Saint Winifred built in 1935 (**JMHS 119**, HER 45850: TQ 4451 9200).

Modern archaeology is composed almost exclusively of Second World War defences associated with either the RAF No. 6 Balloon Station located at Chigwell, or more broadly the defence of Britain. The spread of these HER locations covers the area around the former RAF station (**JMHS 53**, HER 10377: TQ 4320 9450), now bisected by the M11: Pillboxes (**JMHS 46**, HER 10379: TQ 4270 9420; **JMHS 47**, HER 10378: TQ 4277 9433; **JMHS 49**, HER 10380: TQ 4280 9418; **JMHS 51**, HER 10381: TQ 4307 9422; **JMHS 52**, HER 10382: TQ 4308 9425), Recreation Ground (**JMHS 50**, HER 18093: TQ 4290 9420), and Anti-aircraft (**JMHS 64**, HER 18092: TQ 4260 9360; **JMHS 66**, HER 10376: TQ 4328 9394).

Other sites can be seen located at the key road junctions in the north: Anti-tank blocks (**JMHS 33**, HER 10360: TQ 4449 9504; **JMHS 35**, HER 10362: TQ 4478 9501; **JMHS 40**, HER 10364, HER 10364: TQ 4505 9534; **JMHS 42**, HER 10366: TQ 4513 9546), Pillboxes (**JMHS 34**, HER 10359: TQ 4449 9504; **JMHS 39**, HER 10363: TQ 4505 9534; **JMHS 41**, HER 10365: TQ 4513 9546; **JMHS 62**, HER 10367: TQ 4575 9476), and a road barrier (**JMHS 61**, HER 10361: TQ 4455 9497) and the east: Road barrier (**JMHS 95**, HER 10369: TQ 4607 9323), Pillbox (**JMHS 111**, HER 10371: TQ 4548 9290) and Anti-tank block (**JMHS 112**, HER 10370: TQ 4558 9295).

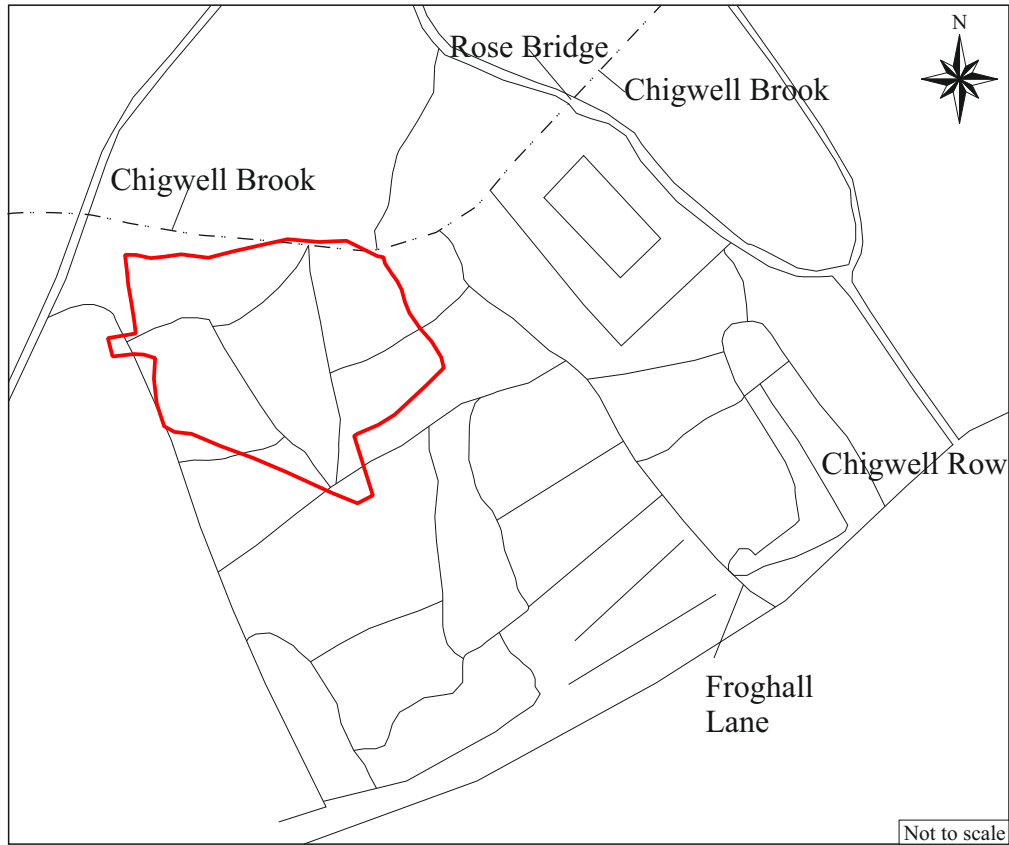
A desk-based assessment was carried out on Grovewood House, Manor Road (**JMHS 115**, HER 14984: TQ 4290 9190), the results of which were not forthcoming. A silver coin of an unknown date has also been recorded using the Portable Antiquities Scheme (**JMHS 135**, HER51484; TQ 44 94).

4.3 The Cartographic Evidence

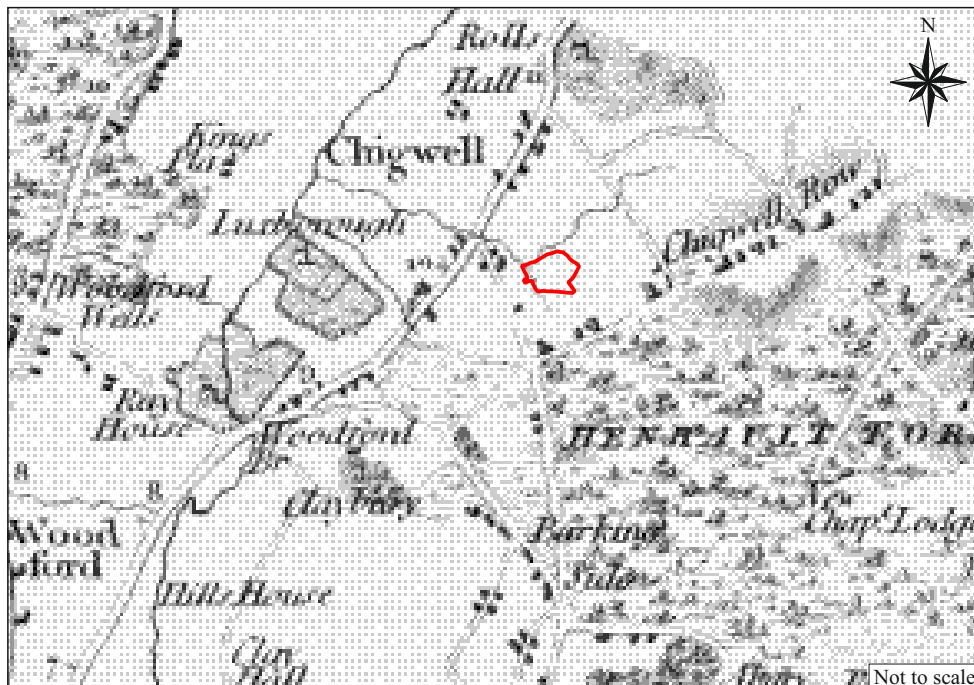
The historic maps viewed range in date from the 18th century to the early 19th century.

The Late Eighteenth Century (Figure 6)

The Beach Estate map of 1775 (D/Dda P1 c) shows the locations of several manors located in Chigwell parish. The manor of Chigwell was located in the southern portion of the parish on both sides of the river, as the medieval manor was similarly placed. The manor utilised both the forests, meadow and arable landscapes. Woolston was located at the far north of the parish with the Barringtons between. Kings Place, Buckhurst and Grange Hill were all sited on the edge of the forests. The land surrounding the proposed development sites is provided by this map, though the site is not shown. This shows woodland at Lay Grove just to the west of the proposal area, surrounded to the north, west and south by fields.



a: Chapman and Andre Map 1777



b: Extract from Daniel Lysons' *The Environs of London* (1796), showing the site and some of the other places mentioned in the text.



Figure 6

The Chapman and André map of 1777 is the first map to show the site. (Fig. 6a) This map is a rough survey of the site showing the Chigwell Brook to the north, Vicarage Lane to the east and Hainault Road to the west. The division of land into northwest/southeast-oriented strips, filled with subdivisions of fields is already apparent. There is not much indication of the land-use.

The 19th century maps

The Chigwell Tithe Map dates from 1838 (Fig. 7). The map covers the whole of the proposed development site and illustrates quite clearly the agricultural nature of the area. The historic fields on the west have been further broken up (when compared to the 1777 map) from four to at least eleven smaller fields.

The fields are listed in the accompanying schedule as either pasture or arable. The Tithe Map provides us with the first details of the field-names. For the most part these are descriptive: Two and a Half Acres, Four Acres; Hilly Field, Little Hilly Field; Rosebridge Field. Other field names include Further Ridings and Hither Ridings; Little and Great Shades; Workhouse Hoppitt and Derry Downs.

At this stage the proposal site was open land and the farm Nursery Farm did not exist. The land use is a mix of pasture and arable. Pasture predominated on the east side of the site; The Ridings west of the Caldham and north of Cow House Field were under pasture, as were Barn Field, Four Acres, Garden Mead and Little Hilly Field to the west, in the northwest corner of the site. The fields forming the southern and western boundary of the proposal site were also under arable. Three fields adjacent to the Ridings and Cow House Field were under arable.

The fields to the immediate east and northeast of the current proposal site were called Hither, Middle and Further Caldham. It is possible this name refers to *-ham*, a settlement but more likely is *-hamm*, a meadow or pasture; it is clear that *cald* refers to 'cold' or 'exposed'. This would give a meaning for the fields as 'exposed meadows'. 'Riding' may well refer to clearing, from the OE *ryding*. Workhouse Hoppitt refers to an enclosure ('hoppitt') which must have been held by Epping Poor Law Union in the past.

The first edition of the OS map of 1870 (Fig. 8) for the proposal area shows that the site is still under agricultural use. The fields Hither and Further Riding, on the east side of the current proposal site, have been made one. Derry Downs and Workhouse Hoppitt on the western side of the study site have been built on and are marked as Saville's Cottages. The fields to the east of this new development have largely been amalgamated, and where some thirty years earlier there were eleven or so fields, by 1870 there are only six.

The second edition OS map of 1898 (Fig. 7) shows little change to the map of 1870, although the area east of Saville's Cottages has two fewer fields than in 1870.



Figure 7: Transcription of Chigwell Tithe Map 1838 (with field names)

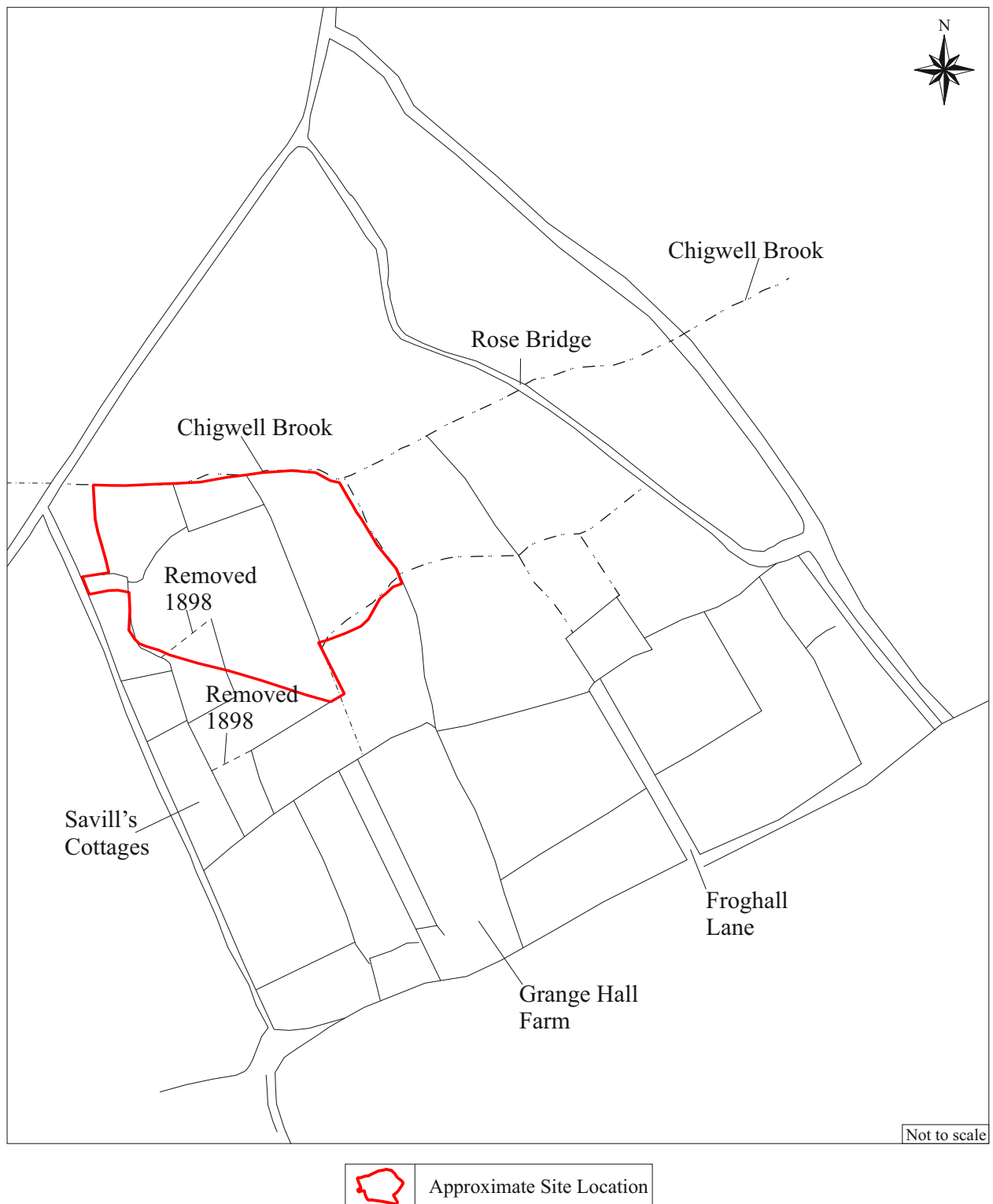


Figure 8: Transcription of 1st (1870) and 2nd (1898) Edition O.S.6” Map

The 20th and 21st century maps

The revised map of 1920 shows some changes to the map of 1898. The Central Line has opened and a cutting has been made south of the eastern side of the proposal area. The cut runs northwest/southeast, splitting Saville's Cottages from the village. The fields known as Cow House Field and Further Riding have undergone a change in use to a nursery for the Great Eastern Railway.

The 2005 edition shows no changes since the 1920 map. Field boundaries are still the same. Various buildings within what is now Nursery Farm have been replaced, but this is outside the proposal area.

4.4 The Aerial Photographs

Some of the enclosures observed on the early modern and modern map evidence can be seen on the 1986 air photograph from Cambridge. The air photograph does not clearly reveal any other archaeological evidence.

The air photographs from the National Monument Record at Swindon did not reveal any further information of activity which may have occurred within the proposal area, apart from the OS 1991 verticals which revealed the field boundaries visible on the historic maps from 1777 and 1838.

4.5 The Site Walkover

Due to the length of time the report has been under review, two site visits were carried out. The first was on Tuesday 3rd June 2008 and the second on Friday 8th May 2015. The visit on Tuesday 3rd June 2008 in fair light and moderate rain; it was only possible to walk on the edges of the fields as they were all, bar a single field at the south of the proposal area under crop. On the second visit the crops were low and visibility across the fields was more open. Photographs of the study site were taken on both occasions (Plate 1-8).

The proposal site consists of three fields and a small area of land on the west boundary of the south field. Archaeological features noted on these visits included no upstanding earthworks, but it was possible to observe the longstanding field boundaries, which it is possible to deduce from the cartographic evidence date back as least as far as the late 18th century. These boundaries are evident in Chapmann and André's map of 1777 and the Tithe Map of 1838. In certain areas these look managed and maintained, but in some cases this is not the case and the boundaries have been grubbed out as the fields were enlarged.

The 2015 visit noted that within the south and east fields there were a series of patches of sparse grass that appeared to be associated with vehicle tracks and access. These features thus related to modern activities.

During the 2008 walkover it was noted that late or post-medieval tile was observed lying across the fields. In 2015 it was noted that there was a moderate amount of fired clay pieces and natural flint was found throughout all fields. It is not apparent as yet if the tile is a product of manuring the fields or if there is some other cause.



Plate 1: View to the north of the proposal site



Plate 2: View of field to the east of the proposal site



Plate 3: View to the south of the proposal site



Plate 4: View to the southwest of the proposal site



Plate 5: Buildings to the west of the proposal site



Plate 6: Buildings to the west of the proposal site



Plate 7: View to the north of the additional land



Plate 8: Building on the south side of the additional land

5 DISCUSSION

The proposed development was briefly outlined in section 3. A discussion of the heritage data was discussed in section 4 (4.1 Historical, 4.2 Archaeological, 4.3 Cartographic, 4.4 Aerial Photography, and 4.5 Site Visit). Section 5.1 offers a simplified overview in a chronological order.

5.1 The Landscape of the Search Area

The landscape of the search area produced a larger group of sites than that simply located into the proposal site, and with a broader range of archaeological horizons. Having stated this it was apparent that no direct evidence of activity has been found in the search area for Palaeolithic, Mesolithic or Bronze Age activity. During these periods and other prehistoric times it is likely that the area was part of a woodland environment with little notable human activity.

Activity is first evident in the Neolithic. However, this evidence at present only covers scatters of artefacts and none has as yet been associated with actual archaeological features. The present evidence does not enable us to conclude if any of the sites will obtain this association in the future.

Iron Age activity in the area is also reliant on the recovery of small finds, this time in the form of a continental coin. It is not possible to indicate if this is associated with a settlement or a stray loss.

Only in the Roman period does the area appear to have recognisable archaeological sites occurring. The London to Abridge road is considered to originate in this period, and in the north of the search area it is apparent that there is a significant Roman settlement, which may be a named settlement from the Antonine Itinerary. Stray Roman finds have been located across the search area.

Activity is again relatively sparse in the early medieval period (410-1066) across the area, and it is only in the later part of that period and the high medieval period that activity occurs in the search area with the establishment of Chigwell village, two manors, church and through the high medieval period the establishment of further manors, followed by farmsteads and hamlets. An open field system is established to the south and west of the village, with meadows near the Roding, and areas of woodland with later assarting.

The settlement pattern established in the medieval period carries on into the post-medieval period (16th-17th centuries). There is, however, an increase in farmsteads and hamlets, with the establishment of settlement on the Hainault Road.

The increase in settlement continues into the 18th and 19th centuries and the construction of a railway line also occurs. Settlement considerably increases in the 20th century around the proposal site.

5.2 The Archaeological Potential of the Proposal Area

There is little indication at present that the proposal site has significant archaeological remains on it, although this may be as a result of a lack of investigation. There are only three periods that are considered to have left any archaeological activity on the site: the Neolithic, medieval and post-medieval period.

The southwest corner of the proposal area contains a Neolithic flint scatter (**JMHS 14**), although no evidence for any more extensive remains has been yet recovered.

One of Connor's maps (2005, Fig. 4) shows part of the proposal site marked up as an area of open field. This implies that it is regarded as an area with former ridge and furrow.

In the post-medieval period, if not earlier, the area of the parish was enclosed. There is no Inclosure Map of Chigwell, so it should be presumed that the enclosure of the open fields took place before the 18th century. This means that there was a movement from arable to pastoral in the Chigwell area at an earlier date.

The presence of late or post-medieval tile on the fields within the study area is not indicative of itself of any medieval or later occupation of the site. Finds such as pot or tile can easily be explained as the result of medieval or post-medieval manuring; consequently, they do not need to indicate the presence of any archaeological activity below the topsoil.

5.3 The Impact of Previous Development on Potential Archaeological Remains

Few archaeological remains have been located in the area so it is difficult to argue that there has been significant degradation. The Neolithic flint scatter cannot be seen as anything other than a series of scattered finds. As the area is considered to have been part of the open field, one would expect the development of ridge and furrow and then through enclosure the remains of a post-medieval field system. It is apparent that if degradation of any archaeological remains has occurred then it is through agricultural activity.

5.4 The Impact of the Proposal on non-designated heritage assets

There is one non-designated heritage asset in the proposal site, which is a Neolithic flint scatter (JMHS 14).

The centre of Chigwell is a conservation area, but there is no view of this area from the proposal site or *vice versa*.

5.5 The Impact of the Proposal on scheduled heritage assets

There are no scheduled ancient monuments (SAM) located in the search area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed by legally sanctioned by the proper authorities (in this case English Heritage). This legal protection is provided under the "Ancient Monuments and Archaeological Areas Act of 1979".

5.6 The Impact of the Proposal on listed heritage assets

A listed designation means that a building is considered to be of nationally or internationally important. There are three ranks of designation that are I, II* and II. The legal back-ground for designation is provided by the "*Planning (Listed Buildings and Conservation Areas) Act 1990*". Any alteration or destruction has to be legally sanctioned by the proper authorities with a listed building consent.

There are four buildings that lie in close proximity to the site which are listed buildings, and thus buildings of an architectural style that were considered of a national importance. The buildings are all located on the Hainault Road and include Ecles a 17th century timber frame lobby entrance house (**JMHS 69**), the King William IV former public house is an early 19th century building (**JMHS 67**), while 44, 46, and 48 (**JMHS 70**) and 50, 52, and 54 (**JMHS 71**) are mid to late 19th century buildings. The upper stories of these buildings are visible in some areas of the proposal site, while in others they are obscured by vegetation.

The insertion of the access road will be visible along the Hainault Road.

5.7 The Impact of the Proposal on known burial sites

‘The *Burial Act 1857* makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained’ (HO 2004).

Burials only become designated heritage assets if they are part of a listed cemetery structure in a churchyard, a burial in a church, or part of a scheduled monument like a long barrow, round barrow, a burial mound inside a later designated structure for example a hill-fort or are a secondary or satellite cemetery to a listed or scheduled structure. In all these cases it can be argued that the individual burial or cemetery is thus protected. In other cases where past burials have been or become located they are essentially non-designated heritage assets as their presence will become added to the Historic Environment Record. In any event burials can only be moved with the permission of the Ministry of Justice or, where relevant, diocesan consistory court and should not be touched by building contractors.

There are no known burials on the proposal site at present.

6 CONCLUSIONS

A historic impact assessment has been produced for land to the east of Hainault Road, Chigwell, Essex. The site lies to the south of a modern development on the south side of the historic village of Chigwell. The site is located on terraces along the Chigwell Brook, and some of the underlying deposits are sands and gravels.

The proposal is for a mixed complex with executive, family and care home facilities, besides a communal hub.

A historical, archaeological, cartographic, and aerial photographic assessment, and site visit has produced an interpretation of the surrounding landscape. Prehistoric activity in the search area is minimal, with only Neolithic flints and an Iron Age coin coming from the search area. This means that from our current knowledge the possibility of prehistoric activity in the area is low, with the exception of the Neolithic flint flake scatter that has been located on the site.

In the Roman period more sites are recorded and it is possible that an extensive Roman settlement was located in the north of the settlement area. Other Roman material has been

found in the search area. The focus of settlement in the medieval period coalesces around Chigwell, where there is a church and a number of manorial holdings. The proposal site is considered to lie in the open fields that lay to the south and west of the village. Outlying manors and farmsteads develop and a number of hamlets through the medieval period.

In the post-medieval period the open fields are presumed to have been enclosed, and the main settlement at Chigwell continues to develop and reinvent itself with new structures. To the west of the proposal site buildings are recognised on the Hainault Road. Here a ribbon development occurs, and it is here that four listed buildings are located. The impact on these structures is minimal, but there is a small visual impact. All four listed structures here are grade II.

There are no scheduled ancient monuments affected in the area and there is as yet no evidence of burials on the site.

On current knowledge there is no evidence to indicate that the ground contains any heritage assets requiring preservation in situ or likely to prevent development of the site as proposed.

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7.2 Historic Maps Consulted

Beach Estate map of 1775: D/Dda P1c

Chapman and André map of 1777

The Chigwell Tithe Map 1838: D/P 166/27/1

First Edition OS 6" Map 1870

Second Edition OS 6" Map 1898

OS 1:2,500 Revision of 1920

OS 1:25,000 Map 2005

7.3 Aerial Photographs Consulted

Sortie Number	Library Number	Start Frame	End Frame	Date	Scale
RAF/3G/TUD/UK/195	387	5089	5089	10-May-46	1:4900
RAF/3G/TUD/UK/227	445	5056	5058	16-Aug-46	1:4900
RAF/58/4648	2083	194	195	29-Aug-61	1:10000
RAF/58/4646	2204	531	532	28-Aug-61	1:12000
RAF/58/764	3499	5077	5078	28-Jul-51	1:7900
MAL/65098	4203	129	130	28-Nov-65	1:11000
MAL/67074	4820	17	17	29-Jul-67	1:3000
MAL/71058	5905	29	31	19-May-71	1:5000
MAL/71058	5905	195	195	19-May-71	1:5000
MAL/75005	7221	118	119	19-Jan-75	1:10000
RAF/106G/LA/29	8314	4160	4160	07-Aug-44	1:11000
OS/69445	9526	120	121	01-Oct-69	1:7000
OS/91273	13892	100	101	06-Oct-91	1:5500
OS/91273	13892	279	281	06-Oct-91	1:5500
University of Cambridge CUCAP	RC8-IL			27/02/1986	1:20000

7.4 GAZETTEER OF HISTORIC ENVIRONMENT RECORD SITES

ID	Identifying Number	Period	X coordinate	Y coordinate	Description
1	4063	Unknown	543500	195200	Cropmarks
2	18375	Roman	544200	195400	Land at M11 Junction 5, Loughton, Chigwell. Roman trackway
3	4079	Roman	544700	195200	Roman trackway
4	18036	Unknown	544900	195500	Woolston Hill Farm. Cropmarks
5	4064	Unknown	545800	195900	Cropmarks or track marks
6	4081	Neolithic	542800	194500	Animal bones, antler pick, hammer stone, organic material, nuts, acorns, twigs etc in a peat lens within gravel.
7	4037	Roman	545500	194800	Roman road. Agger
8	4069	Unknown	542800	193300	Cropmarks
9	4078 (MEX14580)	Unknown	543100	193500	West side of Chigwell. Cropmarks
10	4077	Unknown	543200	193400	East of Chigwell Hall. Cropmarks
11	4071	Unknown	543300	193800	West of Chigwell Hall. Cropmarks
12	4091	Iron Age	544000	194000	North of Chigwell. Iron age Armorican silver coin from Chigwell.
13	4035	Roman	543500	192700	High Road, Chigwell. Part of course of Roman road.
14	4096	Neolithic	544000	193000	Northern Chigwell. Neolithic flint flakes.
15	4027	High Medieval	545000	195700	Woolston Hall. Woolston, mentioned in Domesday Book.
16	4013	Early-High Medieval	545150	196000	11th century water mill (site of).
17	19794	Post Medieval	543860	194070	Chigwell Hall (site of). Mid C17? Manor house and garden.
18	4032	Medieval	542800	194300	Manor of Chigwell. Homestead moat about 1 mile west of the parish.
19	4093	Medieval	542800	194300	Chigwell moat.
20	19794	Post Medieval	543860	194070	Chigwell Hall (site of) Mid 17th century manor house and garden
21	45843	Medieval	544800	193800	Historic manor of Appletons Chigwell. Medieval to Post-Medieval manor
22	4033	Medieval	544800	194900	Barringtons. Barringtons (site of).
23	33966	Late Medieval	545470	194810	Patsalls. Late medieval hall house with later alterations.
24	33917	Late Medieval	546300	194310	Brownings Farmhouse. Late medieval timber framed house, extended c.1800.
25	45841	Medieval	544130	193800	Historic Settlement of Chigwell. Medieval settlement at Chigwell
26	33951	High Medieval	544100	193780	Church of St Mary the Virgin. C12 and later church extended in late

					C19.
27	4039 (MEX14450)	Medieval	544360	193770	Chigwell Vicarage. Medieval Moat? at Chigwell Vicarage.
28	45861	Medieval	544340	193760	Vicarage. Medieval to Post-Medieval vicarage
29	45847	Medieval	542620	192910	Luxborough. Medieval manor
30	45842	Medieval	543200	192440	West Hatch. Medieval manor
31	45845	Medieval	544500	192430	Historic manor of Grange. Medieval to Post-Medieval manor
32	4036	Medieval	545560	192520	Chigwell Spring. Cicca's well
33	10360	Modern	544490	195040	Anti-Tank Blocks (destroyed), corner of Chigwell Lane/Abridge. Modern
34	10359	Modern	544490	195040	Pillbox (destroyed), corner of Chigwell Lane/Abridge Road. An aerial photograph taken by the RAF in 1946 shows the clear shape of a Type FW3/27A pillbox standing among anti-tank blocks on the E side of Chigwell Lane opposite Home Farm.
35	10362	Modern	544780	195010	Anti-Tank Blocks (destroyed), S of Abridge Road. Modern
36	33909	Post-medieval	544930	195690	Forecourt walls railings and gates at Woolston Hall. C17/early C18 red brick wall, gates and railings. Grade II
37	33908	Post-medieval	544980	195730	Woolston Hall. Late C16 timber framed house.
38	13942	Post-medieval	545000	195750	Epping Forest Country Club, Woolston Hall, Abridge Road, Chigwell. Watching brief on foundation trenches.
39	10363	Modern	545050	195340	Pillbox (destroyed), corner of Pudding Lane. Modern
40	10364	Modern	545050	195340	Anti-Tank Blocks (destroyed), corner of Pudding Lane. Modern
41	10365	Modern	545130	195460	Pillbox (destroyed), S of Abridge Road. Modern
42	10366	Modern	545130	195460	Anti-Tank Blocks (destroyed), S of Abridge Road. Modern
43	33918	Post-medieval	545980	195720	Turnours Hall. C17 red brick house, with substantial alterations in 1860s-1870s.
44	33919	Post-medieval	545940	195760	The Studio. C16 barn, partially converted to studio by Ada Palmer.
45	15952	Industrial	545970	195720	Coach house at Turnours Hall, Gravel Lane. Mid/late C19 coach house.
46	10379	Modern	542700	194200	Pillbox (destroyed), RAF Chigwell. Modern
47	10378	Modern	542770	194330	Pillbox (destroyed), RAF Chigwell. Modern
48	4094	Post-medieval	542800	194300	Chigwell moat.
49	10380	Modern	542800	194180	Pillbox (destroyed), RAF Chigwell. Modern
50	18093	Modern	542900	194200	Recreation ground, East Epping Forest. Modern
51	10381	Modern	543070	194220	Pillbox (destroyed), RAF Chigwell. Modern

52	10382	Modern	543080	194250	Pillbox (destroyed), RAF Chigwell. Modern
53	10377 (MEX31949)	Modern	543200	194500	Former site of RAF Chigwell. Modern
54	19794	Post-medieval	543860	194070	Chigwell Hall (site of). Mid C17? Manor house and garden.
55	33941	Imperial	544250	194080	Christies. C18 pair of attached timber framed houses. Grade II
56	33942	Imperial	544250	194040	Proctors and Dickens Cottage. C18 pair of attached timber framed houses. Grade II
57	33943	Industrial	544230	194010	Hainault House. Late C19 gothic revival house. Grade II
58	33940	Imperial	544350	194450	Forecourt gateway, railings and wall of Tailours. C18 wrought iron gateway and railings on dwarf brick walls. Grade II
59	33927	Imperial	544500	194890	The Stables. C18 stable block of the (demolished) Rolls Park. Grade II
60	33910	Post-medieval	544540	194970	Wall at Rolls Park fronting road. C17 red brick wall.
61	10361	Modern	544550	194970	Road Barrier (destroyed), Abridge Road. Modern
62	10367	Modern	545750	194760	Pillbox (destroyed), E of Pudding House. Modern
63	33917	Late Medieval	546300	194310	Brownings Farmhouse. Late medieval timber framed house, extended c.1800. Grade II
64	18092	Modern	542600	193600	Chigwell-Buckhurst Hill. WWII anti aircraft obstruction ditches
65	33964	Imperial	542810	193310	Newbarns. Late C18 brick house. Grade II
66	10376	Modern	543280	193940	Anti-Aircraft Gun Site (destroyed), Chigwell. An aerial photograph taken by the RAF in 1944 shows there to have been an 8- emplacement anti-aircraft gun site on a hill at this point.
67	33934	Industrial	543820	193250	Former King William IV public house. Early C19 public house. Grade II
68	33967 (MEX1009367)	Industrial	543810	193810	Chigwell Hall. Late C19 red brick house by R Norman Shaw. Grade II
69	33924	Post Medieval	543910	193090	Elces. C17 timber framed lobby entrance house. Grade II
70	33925	Industrial	543740	193050	44, 46 and 48 Hainault Road. Mid to late C19 range of three brick cottages. Grade II
71	33926	Industrial	543910	193030	50, 52 and 54 Hainault Road. Mid to late C19 range of three brick cottages. Grade II
72	33953	Industrial	543920	193540	Belmont Lodge. C19 stuccoed brick lodge. Grade II
73	33932	Imperial	544020	193570	Brook House. C18 and later brick house
74	33933	Imperial	544000	193590	Wall and railings to E of Brook House. Late C18 wall and railings. Grade II
75	33952	Post-medieval	544090	193770	Table tomb S of Church of St Mary the Virgin. Mid C17 table tomb to W and Sarah Browne and their son. Grade II

76	33951	High Medieval	544100	193780	Church of St Mary the Virgin. C12 and later church extended in late C19. Grade II*
77	33950	Post-medieval	544130	193810	Church House. C17 timber framed house with C18 alterations, bought by Chigwell School in 1876. Grade II
78	33949	Post-medieval	544150	193860	Chigwell Grammar School. Early C17 and later red brick house. Grade II*
79	33929	Post-medieval	544130	193770	The Kings Head Inn. C17 and later timber framed inn. Grade II*
80	33930	Imperial	544130	193760	1 and 2 Kings Head Cottages. C18 timber framed house, divided into two cottages.
81	33931	Imperial	544120	193670	Grange Court. Late C18 red brick house. Grade II*
82	38212	Post-medieval	544210	193910	Saville Cottage. C17/C18 timber framed house. Grade II
83	33928	Late Medieval	544160	193800	Harsnetts. Late C15/early C16 lobby entry house. Grade II
84	33944	Imperial	544230	193950	The Haylands. Late C18/early C19 house.
85	33945	Imperial	544220	193930	Chigwell Village Stores, Gorgys and Hilltop. C18 timber framed house, later divided into three. Grade II
86	33946	Imperial	544210	193910	Haydens Restaurant and nos 1 and 2 Haydens Cottages. C18 house, divided into three parts. Grade II
87	33947	Imperial	544200	193890	Radley Cottage. C18 or earlier timber framed house. Grade II
88	33948	Imperial	544190	193880	Linden Cottage and Dawkins. C18 pair of timber framed houses. Grade II
89	33939	Imperial	544340	194480	Tailours. Early C18 brick house extended in C19. Grade II*
90	33923	Post-medieval	545740	193320	Millers Farmhouse. Late C17 timber framed house, altered in early C19.
91	33914	Post-medieval	545950	193360	The Chase. C17 timber framed house, extended in early C19. Grade II.
92	33911	Imperial	545960	193170	Clare Hall. Late C18 brick house
93	33912	Imperial	545960	193180	Pump approx 3m N of Clare Hall. C18/C19 lead pump in wooden case.
94	33913	Industrial	545980	193180	1 and 2 Chapel Lane. Early C19 pair of timber framed houses. Grade II
95	10369	Modern	546070	193230	Road Barrier (destroyed), Lambourne Road. Modern
96	33961	Industrial	546240	193240	1 to 4 Sockets Cottages. Early C19 and earlier group of timber framed houses. Grade II
97	4055	Imperial	542900	193000	Brick Kiln Field. Site of 18th century brick clamps.
98	33937	Imperial	542970	192130	Forecourt piers, gateway and railings to NW of Chigwell Manor House. Early C18 wrought iron gate and gateway with railings of a dwarf wall of red bricks. Grade II
99	33938	Imperial	543000	192110	Chigwell Manor House (Convent of the Sacred Heart). C18 manor

					house.
100	33959	Industrial	543140	192440	Great West Hatch. Early C19 brick house. Grade II
101	33958	Industrial	543210	192470	Little West Hatch. Early C19 Regency style house. Grade II
102	33936	Industrial	543400	192530	Chigwell Golf Clubhouse. Early C19 brick house, extended to form clubhouse. Grade II
103	33957	Imperial	543480	192730	Broomhill House and Broomhill Cottage. C18 timber framed house divided into two cottages. Grade II
104	33956	Industrial	543550	192850	Flint Cottage. Early C19 house, extended in late C19. Grade II
105	33954	Post-medieval	543650	193000	Oak Cottage. C17 and later timber framed house with stock brick facing. Grade II
106	33955	Imperial	543600	192930	Ten Mile Cottage. Late C18 timber framed house. Grade II
107	33935	Imperial	543660	192900	Chigwell Lodge. Late C18 brick house. Grade II
108	33969	Imperial	543550	192950	Forest House. Late C18/early C19 brick house. Grade II
109	33968	Industrial	545360	192980	The Mews and The Cottage. Early C19 coach house/stable block. Grade II
110	33970	Industrial	545370	192970	Dairy approx 10m NE of Forest House. Late C19 brick dairy, internally intact in 1983.
111	10371	Modern	545480	192900	Pillbox (destroyed), Lambourne Road. Modern
112	10370	Modern	545580	192950	Anti-Tank Blocks (destroyed), Lambourne Road. Modern
113	4038	Unknown	545600	192900	Windmill (site of), Chigwell. Windmill (site of)
114	4088	Unknown	545800	192900	Windmill (possible site of)
115	14984	Modern	542900	191900	Chigwell - Grovewood House, Manor Road. Desktop study of Grovewood House
116	4078 (MEX14608)	Medieval	545800	192900	Windmill (possible site of). Documentary evidence for possible site of Medieval windmill
117	19794	Medieval	543860	194070	Historic manor of West Hatch, Chigwell. Medieval to Post-Medieval manor
118	48062	Industrial	544100	192200	The Bald Hind PH, Hainault Road. 1896-1919 two storeys plus attics building, pit
119	45850	Modern	544510	192000	Parish Church of St Winifred. 1935 Church
120	45853	Industrial	545960	193110	Protestant Nonconformity chapel, Chigwell Row. 1804 white brick building with arched windows and Victorian front
121	45862	Post-medieval	543720	193560	Belmont Park Estate. Post-Medieval to Modern Estate Cottage and Gatehouse

122	45864	Industrial	544209	193850	St Mary's Girl and Infants church of England School. 1836 school
123	45868	Industrial	544170	192160	Mount Pleasant Mill, Chigwell. 1809? Unknown type mill
124	45869	Post-medieval	544110	193830	Coulson's Almshouse, Chigwell. Post-Medieval almshouse
125	10377 (MEX31956)	Modern	543070	194220	Pillbox (destroyed), RAF Chigwell. Modern. See 53
126	33967 (MEX1009368)	Industrial	545360	192990	The Mews and The Cottage. Early C19 house/stable block
127	4039 (MEX14496)	Imperial	542900	193000	Brick Kiln Field. C18 brick clamps
128	51482	Iron Age	543000	193000	A Portable Antiquities Scheme findspot of Late Iron Age date. Gold Iron Age coin
129	55241	Roman			A Portable Antiquities Scheme findspot of Roman to Unknown date. Silver Roman coin
130	52992	Medieval	544000	192000	A Portable Antiquities Scheme findspot of Medieval date. Silver Medieval coin.
131	54884	Post-medieval	545000	193000	A Portable Antiquities Scheme findspot of Post Medieval date. A Post Medieval gold button
132	54883	Post-medieval	545000	194000	A Portable Antiquities Scheme findspot of Post Medieval date. A silver Post Medieval coin
133	54882	Post-medieval	544000	192000	A Portable Antiquities Scheme findspot of Post Medieval date. A silver Post-medieval thimble
134	53908	Post Medieval			A Portable Antiquities Scheme findspot of Post Medieval to Unknown date. A gold Post Medieval finger ring
135	51484	Unknown	544000	194000	A Portable Antiquities Scheme findspot of Unknown date. A silver coin.
136	4073	Neolithic	541000	193000	Chigwell Parish: Flint implements
137	18366	Neolithic	541110	194210	Chigwell Parish: Flint implements
138	45841	Post-medieval	544130	193800	Chigwell: Post-medieval settlement focussed on the High Street around Saint Mary's Church